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2016 NATIONAL RENOVATION & INSURANCE REPAIR ESTIMATOR

edited by Jonathan Russell



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18	FIREPLACES	185-196	32	RETAINING WALLS	337-338
	<i>standard, prefabricated, forms</i>	<i>185-186</i>		<i>time & material charts</i>	<i>338</i>
	<i>fire brick, chimneys, chimney repair, caps, pots, screen</i>	<i>186-188</i>	33	ROOFING	339-352
	<i>grates, screens, doors, clean-out doors, dampers</i>	<i>188-189</i>		<i>steep and complex roof costs, metal shingles</i>	<i>339</i>
	<i>chimney pipes, gas fireplace equipment</i>	<i>189-190</i>		<i>asphalt, roll roofing, slate, wood</i>	<i>339-341</i>
	<i>fireplace faces and hearths</i>	<i>190-192</i>		<i>fiber & cement, granular coated metal, clay tile</i>	<i>342-343</i>
	<i>time & material charts</i>	<i>192-196</i>		<i>furring strips, concrete tile, sheet fiberglass, sheet metal</i>	<i>343-346</i>
19	FLOORING	197-208		<i>built-up roofs, single ply membranes</i>	<i>346-350</i>
	<i>carpet, stone, marble, slate, tile, terrazzo</i>	<i>197-200</i>		<i>time & material charts</i>	<i>350-352</i>
	<i>vinyl, linoleum, wood</i>	<i>200-204</i>	34	ROUGH CARPENTRY	353-389
	<i>time & material charts</i>	<i>204-208</i>		<i>interior and exterior walls per lf, per sf, and per bf</i>	<i>353-357</i>
20	HAZARDOUS MATERIALS	209-210		<i>top plates, sill plates, headers, posts, precast piers</i>	<i>357-359</i>
	<i>time & material charts</i>	<i>209-210</i>		<i>jackposts, lally columns, glu-lam and micro-lam beams</i>	<i>359-360</i>
21	HVAC	211-214		<i>pine and oak beams</i>	<i>360-362</i>
	<i>time & material charts</i>	<i>213-214</i>		<i>pine and oak post and beam bents with truss, joints</i>	<i>362-366</i>
22	INSULATION	215-218		<i>deck joist systems, decking, railing, stairs and landing</i>	<i>366-367</i>
	<i>time & material charts</i>	<i>216-218</i>		<i>furring strips, joist systems per sf and bf</i>	<i>368-369</i>
23	MANUFACTURED HOUSING MINI PRICE LIST	219-228		<i>l joists, floor trusses, hand-framed roofs and dormers</i>	<i>369-374</i>
				<i>roof trusses, sheathing, underlayment</i>	<i>374-377</i>
24	MASKING & MOVING	229-230		<i>interior soffits, factory built wall panels, chimney crickets</i>	<i>377-378</i>
	<i>time & material charts</i>	<i>230</i>		<i>time & material charts</i>	<i>379-389</i>
25	MASONRY	231-270	35	SECURITY SYSTEMS	390-392
	<i>brick walls, brick and block walls, cavity walls</i>	<i>231-239</i>		<i>time & material charts</i>	<i>391-392</i>
	<i>brick veneer, other brick wall and veneer costs</i>	<i>240-242</i>	36	SIDING	393-401
	<i>concrete block, tile, gypsum tile, glass block, pavers</i>	<i>242-248</i>		<i>siding</i>	<i>393-397</i>
	<i>stone walls, stone veneer walls, keystones, quoins</i>	<i>248-250</i>		<i>fascia, soffits, gutters, downspouts, conductors, shutters</i>	<i>397-399</i>
	<i>stone veneer panels</i>	<i>250-251</i>		<i>time & material charts</i>	<i>400-401</i>
	<i>stone door and window architraves, cut stone</i>	<i>251-254</i>	37	STAIRS	402-412
	<i>wall caps, wall coping</i>	<i>254</i>		<i>stair framing, prefabricated spiral stairs, attic stairs</i>	<i>402-405</i>
	<i>repoint brick and stone, brick and stone wall repair</i>	<i>255-257</i>		<i>balustrades, brackets, tread trim, newels</i>	<i>406-411</i>
	<i>clean masonry, cut hole in masonry and shore, lintels</i>	<i>257-258</i>		<i>time & material charts</i>	<i>411-412</i>
	<i>time & material charts</i>	<i>258-270</i>	38	SUSPENDED CEILINGS	413-417
26	MOLD REMEDIATION	271-276		<i>time & material charts</i>	<i>415-417</i>
27	OUTBUILDINGS	277-278	39	SWIMMING POOLS	418-419
28	PAINTING	279-302			
	<i>time & material charts</i>	<i>297-302</i>	40	TEMPORARY	420-421
29	PANELING	303-307		<i>time & material charts</i>	<i>421</i>
	<i>time & material charts</i>	<i>305-307</i>	41	TILE	422-423
30	PLASTER & STUCCO	308-314		<i>time & material charts</i>	<i>423</i>
	<i>time & material charts</i>	<i>313-314</i>	42	WALL COVERINGS	424-428
31	PLUMBING	315-336		<i>time & material charts</i>	<i>426-428</i>
	<i>supply pipe, DWV pipe</i>	<i>315-317</i>	43	WATER EXTRACTION	429-430
	<i>exterior lines, pressure valve, underground repairs</i>	<i>317</i>		<i>time & material charts</i>	<i>430</i>
	<i>rough plumbing by complete house, room, and fixture</i>	<i>317-320</i>	44	WINDOWS	431-447
	<i>faucets, fixtures, tub surrounds, showers, shower doors</i>	<i>320-327</i>		<i>aluminum, vinyl, wood</i>	<i>431-441</i>
	<i>water heaters, water softeners</i>	<i>327-328</i>		<i>skylights, storm windows</i>	<i>442-445</i>
	<i>septic tanks with leach fields, pumps</i>	<i>328-329</i>		<i>reglazing, repair</i>	<i>445-446</i>
	<i>antique style faucets and fixtures</i>	<i>329-332</i>		<i>time & material charts</i>	<i>446-447</i>
	<i>time & material charts</i>	<i>332-336</i>	▶	QUICKCALCULATORS	448-469
			▶	INDEX	470

about this book

WHAT'S NEW IN 2016

In last year's edition it was noted that overhead and profit margins for many restoration and repair contractors had been slipping between 2008 and 2014. In 2015, repair contractors were no longer able to hold the line, and estimate prices started to more closely track their increasing costs. Although an overall economic recovery in the United States remains elusive, many regions of the country are booming with strong new construction and remodeling activity that increases the competition for labor. The end results are modest 2016 price increases in most trades for both labor and materials.

A TOOL

This book is a tool, and like all tools it can be misused. It is an excellent tool for the renovation and repair professional. It is not a substitute for experience, skill, and knowledge.

Prices in this book are based on research of actual jobs and successful estimates. They represent an average of the typical conditions. Estimators should compare the conditions described in this book with actual conditions on site and adjust the price accordingly.

UNIQUE TO RENOVATION AND REPAIR WORK

This book is compiled specifically for the unique problems and conditions found in renovation and repair work. It is not a new construction cost book.

Renovation and repair work involve completely different circumstances than those found in new construction.

For example, the renovation or repair professional must work around existing conditions including home contents, access problems, out-of-plumb or out-of-square buildings, outdated materials, existing conditions that violate current building codes.

New-construction professionals have the luxury of placing items in a logical order, but renovation, remodel, or repair professionals must deal with conditions as they find them.

This means that joists have to be replaced in an existing floor system, paint has to be applied in a room where stain-grade base and carpeting are already installed, structures may have to be braced, contents have to be moved or worked around and materials and installation techniques must be matched.

DETERMINING COSTS

All costs in this book are based on typical conditions and typical problems found when remodeling or repairing a structure.

This means a door takes 10 to 15 minutes longer to install than it would in the ideal circumstances found in new construction.

Stairs are more difficult to install around pre-existing walls, wall framing takes longer when walls are typically splicing into existing work, and so on.

Some prices in this book will very closely match prices used in new construction. Other prices will reflect the complex conditions found in renovation and repair and will be dramatically different.

For example, using this book's stair building prices to estimate stair work in a series of 150 tract homes will result in an estimate that is far too high.

THE ART OF ESTIMATING

Estimating is part art, part science. Estimators must consider many factors, including access, crew productivity, special techniques, special abilities, temperament of the owner, and how busy the company is.

A contractor who is desperate for work will estimate much lower than a contractor who is swamped with work.

All of these factors — and many other similar ones — cannot be included in this or any other price book. They are part of the art of estimating.

The science of estimating, which includes prices, typical techniques, and materials, is included in this book.

This book is designed to make the science of estimating easier, which allows you to spend much more time focusing on the art of estimating, where your skill is crucial to the success of your company.

GENERAL VS. SPECIFIC

It is important to note that the more specific the estimator is, the more accurate the final estimate will be.

For example, when an estimator calculates all electrical costs for a typical home using a square foot cost, it may not be as accurate as if the estimator priced each fixture, outlet, and appliance hook-up.

Since the square foot price is based on a typical installation, it will not be exact for a home that is atypical in any way — for example, one with special outdoor lighting or with an expensive crystal fixture in the entry.

The more specific the item, the more exact the prices. The more general an item, the more assumptions must be made.

To help ensure the accuracy of your estimates, we describe any assumptions made when determining general items.

For example, the Rough Carpentry chapter contains a square foot price for estimating 2" by 4" wall framing. To help you make sure that this price will work for you, we describe our assumptions: the stud centers, the number of openings, headers, corners, plates and so forth, that would typically be found in a wall.

rounding

This book rounds hourly wage rates and the material, labor, and equipment components of a unit price.

These prices are rounded to "three significant digits." This means that prices under three digits (including two to the right of the decimal) are not rounded. Prices four digits and larger are rounded to the third digit from the left.

For example:

.23 is not rounded
 2.33 is not rounded
 23.33 is rounded to 23.30
 233.33 is rounded to 233.00
 2,333.33 is rounded to 2,330.00
 23,333.33 is rounded to 23,300.00

In most cases, the square foot price will apply, but you will always want to carefully consider items that are more general, and if needed, adjust them to fit the conditions.

In the case above, the estimator may want to use the square foot price for average fixtures, then add an allowance for the crystal fixture and the outdoor lighting.

TIME AND MATERIAL CHARTS

Almost all chapters include time and material charts at the end. These time and material charts are designed to show you the materials used, waste, labor rates, labor burden costs, and labor productivity.

When materials with a range of sizes appear, only the small and large size are usually listed.

When materials with a range of qualities appear, only the low and high prices are usually listed.

These charts are designed to give you accurate detail on the exact prices used. When prices change, this book does not become obsolete. Compare current prices with those used and factor accordingly.

MATERIAL COSTS

National average material costs are compiled from surveys of suppliers throughout the country.

Costs for some materials, such as clay tile, building stone and hardwood, will vary a great deal from region to region.

For example, clay tile plants are located near naturally occurring clay sources. Because clay tiles are heavy, the further the tiles have to be shipped, the more expensive the tiles will be. The user of this book must be aware of local price variations.

Materials commonly found in every city are priced based on local delivery. In most cases this will be delivery no greater than 20 miles away from a local source. However, many rural areas have lumber yards that will deliver to a wider area at no additional charge.

Materials that are not commonly available locally, like hand-carved moldings or historical wallpaper, include shipping costs anywhere in North America. Estimators in Hawaii, Alaska and remote areas of Canada should add for additional shipping costs when applicable.

Material waste is often indicated with the items, but it's always a good idea to check the time and material charts for the exact waste calculated for all the components of an item.

Waste indicates material that is discarded during installation. It does not include waste that occurs when materials are taken to storage and ruined, run over at the job site, spilled, improperly cut, or damaged due to mishandling.

These types of occurrences are kept to a minimum by every good contractor, but will still occur on any job site.

Another common waste issue in renovation and repair is when a contractor must buy a minimum quantity for a small repair. For example, to replace a six-inch section of base, it is necessary to buy a piece of base that is eight-feet long or longer. In these cases, use the minimum price.

Material prices may not be listed with the time and material charts in some chapters. In these chapters, little new information would be provided by the materials chart so the space is saved for other information.

For example, a materials chart in the Appliance chapter will not provide an estimator with any new information.

The materials component of the unit price for an oven as listed in the main body of the chapter will tell the estimator how much the oven and connections cost.

Relisting these appliances in a materials chart wastes valuable space.

LABOR COSTS

Labor costs are national average rates that usually are consistent with union labor wages.

See the time and material charts for specific benefit costs and labor rates.

Crew labor rates are an average hourly rate for each member of the crew. For example, a masonry crew might consist of a mason, a mason's helper, and a hod carrier.

The hourly rate for this crew is the average cost of all three. In other words, the hourly rate is for 20 minutes work by the mason, 20 minutes work by the mason's helper, and 20 minutes work by the hod carrier.

Separation of labor in renovation and insurance repair work is much more difficult than is separation of labor on large commercial construction projects.

On a typical repair or renovation job a carpenter may participate in demolition, frame walls, set doors, set toilets, install electrical outlets and fixtures, and do a little painting.

In the jobs analyzed for this cost book, well over 40 percent of the demolition work was done by skilled workers. This is because demolition is often selective, requiring a skilled worker to ensure that additional damage does not occur.

Many renovation and repair companies are relatively small, so skilled workers participate in all phases of construction.

These realities are reflected in the labor costs used in this book. This means that a demolition laborer's hourly rate may seem higher than is normal for an unskilled worker.

The time and material charts show all items that are built into each labor rate.

Some contractors may not provide health insurance or retirement plans to some or all of their workers. Estimators can "back-out" these expenses from the labor costs.

It is critical that estimators examine the Workers' Compensation costs calculated in the wage rates. Some states have Workers' Compensation rates that are double, triple, or even quadruple the national average rates used in this book.

Workers' Compensation rates should be adjusted to match local conditions.

Labor productivity is based on observation of work performed in renovation and repair conditions.

These conditions differ from new construction in many ways, but a few of the most common are:

❶ difficulty matching existing work, ❷ access problems, ❸ materials that must be more carefully shaped and attached than is typical in new construction, ❹ out-of-plumb or out-of-square structures, ❺ reinforcing, ❻ more trips and effort are required to find materials, ❼ much more travel time is required because most jobs will have a relatively small amount of work in some trades, ❽ more vehicles are required by the renovation or repair contractor because many tradespeople are often traveling between jobs, compared to new construction where crews may spend weeks or months on one job, and because crews tend to be smaller and each crew may need a vehicle, ❾ more unexpected problems, ❿ more restrictions in established neighborhoods.

Labor productivity is based on a clean job site where tools are put away and secured at the end of each day.

Depending on the trade, 20 to 30 minutes per eight hours is allowed for clean-up and putting away tools. Normally, skilled workers spend half as much time cleaning up as do unskilled workers.

As is typical in new construction, labor includes unpacking materials, in some cases unloading materials from a truck on site, some travel to pick up minor materials (e.g. a forgotten tube of caulk, or a forgotten tool), typical breaks, lay-out, planning, discussion, coordination, mobilization (many companies meet at a central location each morning to receive instructions), recording hours (including specific information needed for job costing), occasional correction of mistakes in installation, and so forth.

Supervision is not included in these costs but should not generally be required. This is because each crew includes a skilled tradesperson who

normally would not require supervision beyond the normal dispatch and mobilization discussed previously.

EQUIPMENT COSTS

Equipment costs are included only when equipment will be used that is not typically a part of the tools used by the majority of renovation or repair contractors.

For example, each carpenter should have a worm-drive saw, miter box, compressor, nail guns, and so forth. These types of tools are not included in the equipment costs.

However, equipment like cranes, backhoes, concrete saws, and jack hammers are not assumed to be part of the equipment and tools owned by a typical renovation or repair contractor. When these are needed, equipment rates are included in the unit price.

Equipment costs include the typical cost to rent the equipment from a local equipment rental shop. When applicable, they also include fuel or blade costs.

Check each item to determine if it includes delivery to the job site or operator labor. Also be careful to note minimum costs for work where rented equipment is needed.

MARKUP

Prices in this book do not include markup. Insurance repair markup is almost always 20 percent: 10 percent for overhead and 10 percent for profit.

In renovation work on historical structures, markup may be as high as 30 percent, although markup over 20 percent may be "hidden" inside the unit cost. Typical remodeling work markup varies from 15 percent to 25 percent. The most common markup for all types of work is 20 percent.

THE COST LINES

The cost tables in each section of this manual consist of individual tasks or items followed by a description.

Beneath the description is a list of the items to be replaced or removed. For instance, under Appliances on page 17, you'll see Electric range, followed by a list of different ranges. Looking across, you'll see five columns of numbers and symbols. Let me explain how to read the numbers and symbols in those columns.

First let's look at the column headed Craft@Hrs. The Craft@Hrs column shows the recommended crew and manhours per unit for installation. For example, 2A in the Craft@Hrs column means that we recommend a crew of one appliance installer. The crew composition, with the cost per hour, is listed on page 12.

The manhours (following the @ symbol) is our estimate of the crew time required for installation (or demolition) of each unit. Manhours are listed in hundredths of an hour rather than minutes because it's easier to add, subtract, multiply and divide hundredths of a unit. For example, if the Craft@Hrs column shows 2A@.250, the Labor Cost column will show \$13.38. That's the labor cost per unit for a crew of one appliance installer at \$53.50 per hour multiplied by .250 manhours, rounded to the nearest penny. The unit is listed right after the Craft@Hrs, and may be the cost per square foot (sf), linear foot (lf), each (ea), or another unit of measurement.

The crew costs include the basic wage, taxable fringe benefits (vacation pay), Workers' Compensation insurance, liability insurance, taxes (state and federal unemployment, Social Security and Medicare), and typical nontaxable fringe benefits such as medical insurance and retirement. A breakdown of these expenses is included as a percentage in the footnote beneath the Labor table at the end of each section.

If your hourly crew cost is much lower or much higher, you can adjust your totals. For example, if your hourly labor cost is 25 percent less, reduce the labor figures in the cost tables by 25 percent to find your local cost.

The Material column shows your material cost for the item described under the heading.

The Total column is the sum of the Material and Labor cost columns.

CHARTS

Material charts show the material description, the material cost priced per typical unit purchased, the gross coverage, the typical waste, the net coverage after waste has been subtracted, and the resulting materials price including waste and often converted to a different unit of measure.

Equipment charts show the cost to rent equipment, the amount of work that can be done with the equipment per a period of time, and the resulting unit price.

Labor charts show the base wage, then add all additional costs that are based on wage. More information is always listed below this chart. It's important to note the "True" wage before adding labor related expenses. The true wage is the wage rate plus an allowance for vacation time. Since all the other costs must be paid even when an employee is on vacation, it is important that they become a component in the cost calculations when estimating work.

Labor productivity charts show the description of the work, the laborer or crew who will do the work, the average cost per man hour, the productivity and the resulting cost per unit.

REGIONAL DIFFERENCES

Construction techniques vary from region to region. Different cli-

mates and different local customs provide a variety of unique regional methods.

For example, in southern Florida it is common to build the first floor of a home from concrete block capped with a grade beam. This method won't be found in Colorado.

Similarly, coral stone walls won't be commonly found in Denver, although they are widely used in Miami.

Slate roofs are common on historical homes and newer custom homes in Philadelphia but are virtually nonexistent in Rapid City.

Homes in the south often include screened porches which aren't nearly so common in the west.

A Georgia home is much more likely to include a series of architecturally-correct columns with Corinthian capitals than is a home in Minnesota.

A Hawaii home may be built entirely from treated wood, when an Arizona home only uses treated lumber when it contacts dirt or concrete.

Many regional materials and techniques are priced in this book. Keep in mind that you should not use these prices if the item is not common to your area.

NATIONAL ESTIMATOR '16

The software download in the back of this book has all the information that appears in the printed book, but with one advantage. The National Estimator program makes it easy to copy and paste these costs into an estimate, or bid, and then add whatever markup you select. Quarterly price updates on the Web are free and automatic all during 2016. You'll be

prompted when it's time to collect the next update. A connection to the Web is required.

To access the software download, follow the instructions printed on the certificate in the back of the book. The software will run on PCs using Windows XP, Vista, 7, 8, or 10 operating systems.

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WE WANT TO HEAR FROM YOU

If you have questions or concerns about this cost book, let us hear from you. Send letters to:

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abbreviations

ABSAcrylonitrile butadiene styrene	lflineal foot	SBSstyrene butyl styrene
acalternating current	lilineal inch	sfsquare foot
bfboard foot	mone thousand	shsheet
BtuBritish thermal units	mbf1,000 board feet	sisquare inch
CECCalifornia Earthquake Code	mBtu1,000 British thermal units	sq100 square feet
.....(also see page 56)	mhman hour	ststep
cfcubic foot	mimile	sysquare yard
cfmcubic foot per minute	mlf1,000 linear feet	t&gtongue-&-groove edge
cicubic inch	mmmillimeter(s)	TVtelevision
cycubic yard	momonth	UBCUniform Building Code
eaeach	mphmiles per hour	ULUnderwriters' Laboratory
FUTAFederal Unemployment	msf1,000 square feet	vlfvertical linear foot
.....Compensation Act tax	no.number	wkweek
galgallon	ocon center	w/with
GFCIground fault circuit interrupter	ozounce	xby or times
gphgallon(s) per hour	prpair	
gpmgallon(s) per minute	psipounds per square inch	SYMBOLS
hphorsepower	PVCpolyvinyl chloride	/.....per
hr(s)hour(s)	qtquart	-.....through or to
IMCintermediate metal conduit	R/Lrandom length(s)	@.....at
kdkiln dried	R/W/Lrandom widths and lengths	%.....percent
kvkilovolt(s)	RSCrigid steel conduit	\$.....U.S. dollars
kva1,000 volt amps	S1S2Esurfaced 1 side, 2 edges	'.....feet
kwkilowatt(s)	S2Ssurfaced 2 sides	".....inches
lb(s)pound(s)	S4Ssurfaced 4 sides	#.....pound or number

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Council Bluffs.....-1%	Augusta.....-7%	Rochester.....-1%	Valentine.....-15%	Jamestown.....-7%
Creston.....-6%	Bangor.....-6%	St Cloud.....2%	NEVADA.....2%	Kingston.....-4%
Davenport.....1%	Bath.....-6%	St Paul.....12%	Carson City.....-4%	Long Island.....34%
Decorah.....-8%	Brunswick.....-1%	Thief River Falls.....-2%	Elko.....18%	Montauk.....11%
Des Moines.....5%	Camden.....-10%	Willmar.....-5%	Ely.....-3%	New York (Manhattan) ...35%
Dubuque.....-4%	Cutler.....-8%	MISSISSIPPI.....-7%	Fallon.....0%	New York City.....35%
Fort Dodge.....-3%	Dexter.....-6%	Clarksdale.....-9%	Las Vegas.....3%	Newcomb.....0%
Mason City.....-3%	Northern Area.....-8%	Columbus.....0%	Reno.....-1%	Niagara Falls.....-6%
Ottumwa.....-6%	Portland.....2%	Greenville.....14%	NEW HAMPSHIRE.....-1%	Plattsburgh.....-1%
Sheldon.....-7%	MARYLAND.....2%	Greenwood.....-10%	Charlestown.....-5%	Poughkeepsie.....1%
Shenandoah.....-14%	Annapolis.....8%	Gulfport.....-4%	Concord.....3%	Queens.....23%
Sioux City.....5%	Baltimore.....7%	Jackson.....-3%	Dover.....1%	Rochester.....2%
Spencer.....-7%	Bethesda.....13%	Laurel.....-7%	Lebanon.....-3%	Rockaway.....16%
Waterloo.....-3%	Church Hill.....-4%	McComb.....-11%	Littleton.....-6%	Rome.....-4%
KANSAS.....-4%	Cumberland.....-8%	Meridian.....-2%	Manchester.....2%	Staten Island.....13%
Colby.....-8%	Elkton.....-5%	Tupelo.....-7%	New Boston.....3%	Stewart.....-5%
Concordia.....-12%	Frederick.....7%	MISSOURI.....-4%	NEW JERSEY.....12%	Syracuse.....2%
Dodge City.....-4%	Laurel.....8%	Cape Girardeau.....-5%	Atlantic City.....8%	Tonawanda.....-1%
Emporia.....-2%	Salisbury.....-6%	Caruthersville.....-7%	Brick.....3%	Utica.....-6%
Fort Scott.....-6%	MASSACHUSETTS.....12%	Chillicothe.....-5%	Dover.....13%	Watertown.....-1%
Hays.....-13%	Ayer.....6%	Columbia.....-4%	Edison.....15%	West Point.....7%
Hutchinson.....-6%	Bedford.....16%	East Lynne.....-2%	Hackensack.....13%	White Plains.....17%
Independence.....3%	Boston.....37%	Farmington.....-8%	Monmouth.....14%	NORTH CAROLINA.....-4%
Kansas City.....5%	Brockton.....20%	Hannibal.....-2%	Newark.....14%	Asheville.....-7%
Liberal.....-3%	Cape Cod.....4%	Independence.....5%	Passaic.....14%	Charlotte.....7%
Salina.....-7%	Chicopee.....7%	Jefferson City.....-5%	Paterson.....12%	Durham.....0%
Topeka.....-1%	Dedham.....18%	Joplin.....-6%	Princeton.....13%	Elizabeth City.....8%
Wichita.....-4%	Fitchburg.....11%	Kansas City.....6%	Summit.....19%	Fayetteville.....-6%
KENTUCKY.....-4%	Hingham.....19%	Kirksville.....-15%	Trenton.....11%	Goldsboro.....0%
Ashland.....-4%	Lawrence.....14%	Knob Noster.....-3%	NEW MEXICO.....-8%	Greensboro.....-3%
Bowling Green.....-5%	Nantucket.....9%	Lebanon.....-12%	Alamogordo.....-12%	Hickory.....-8%
Campton.....-11%	New Bedford.....8%	Poplar Bluff.....-10%	Albuquerque.....-3%	Kinston.....-9%
Covington.....2%	Northfield.....2%	Saint Charles.....1%	Clovis.....-11%	Raleigh.....3%
Elizabethtown.....-10%	Pittsfield.....1%	Saint Joseph.....-1%	Farmington.....-1%	Rocky Mount.....-6%
Frankfort.....3%	Springfield.....8%	Springfield.....-8%	Fort Sumner.....-2%	Wilmington.....-6%
Hazard.....9%	MICHIGAN.....1%	St Louis.....8%	Gallup.....-7%	Winston-Salem.....-5%
Hopkinsville.....-5%	Battle Creek.....-1%	MONTANA.....-4%	Halman.....-10%	NORTH DAKOTA.....4%
Lexington.....1%	Detroit.....7%	Billings.....-2%	Las Cruces.....-10%	Bismarck.....3%
London.....-7%	Flint.....-4%	Butte.....-3%	Santa Fe.....-8%	Dickinson.....13%
Louisville.....2%	Grand Rapids.....1%	Fairview.....6%	Socorro.....-16%	Fargo.....1%
Owensboro.....-4%	Grayling.....-7%	Great Falls.....-6%	Truth or Consequences.....-12%	Grand Forks.....-1%
Paducah.....0%	Jackson.....-1%	Havre.....-9%	Tucumcari.....-9%	Jamestown.....-4%
Pikeville.....-8%	Lansing.....0%	Helena.....-2%	NEW YORK.....8%	Minot.....9%
Somerset.....-11%	Marquette.....3%	Kalispell.....-6%	Albany.....7%	Nekoma.....-10%
White Plains.....-4%	Pontiac.....12%	Miles City.....-7%	Amityville.....13%	Williston.....21%
LOUISIANA.....0%	Royal Oak.....7%	Missoula.....-6%	Batavia.....1%	OHIO.....0%
Alexandria.....-3%	Saginaw.....-5%	NEBRASKA.....-8%	Binghamton.....-2%	Akron.....1%
Baton Rouge.....10%	Traverse City.....-2%	Alliance.....-10%	Bronx.....14%	Canton.....-3%
Houma.....4%	MINNESOTA.....-1%	Columbus.....-7%	Brooklyn.....12%	Chillicothe.....-2%
Lafayette.....1%	Bemidji.....-6%	Grand Island.....-8%	Buffalo.....2%	Cincinnati.....3%
Lake Charles.....4%	Brainerd.....-3%	Hastings.....-9%	Elmira.....-3%	Cleveland.....3%
Mandeville.....-2%	Duluth.....2%	Lincoln.....-4%	Flushing.....21%	Columbus.....5%
Minden.....-5%	Fergus Falls.....-10%	McCook.....-10%	Garden City.....20%	Dayton.....1%
Mindon.....-8%	Magnolia.....-8%	Norfolk.....-10%	Hicksville.....18%	Lima.....-5%
Monroe.....-8%				Marietta.....-5%
New Orleans.....2%				Marion.....-5%
Shreveport.....-4%				

Newark.....3%	Punxsutawney.....-3%	Austin.....5%	Lynchburg.....-8%	Powell.....-6%
Sandusky.....-2%	Reading.....2%	Bay City.....27%	Norfolk.....-2%	Rawlins.....6%
Steubenville.....1%	Scranton.....1%	Beaumont.....7%	Petersburg.....-3%	Riverton.....-6%
Toledo.....7%	Somerset.....-9%	Brownwood.....-8%	Radford.....-9%	Rock Springs.....1%
Warren.....-5%	Southeastern.....9%	Bryan.....-3%	Reston.....7%	Sheridan.....-3%
Youngstown.....-2%	Uniontown.....-6%	Childress.....-14%	Richmond.....2%	Wheatland.....-5%
Zanesville.....-1%	Valley Forge.....11%	Corpus Christi.....6%	Roanoke.....-9%	
	Warminster.....11%	Dallas.....6%	Staunton.....-7%	CANADIAN AREA MODIFIERS
OKLAHOMA.....-5%	Warrendale.....5%	Del Rio.....-6%	Tazewell.....-6%	These figures assume an
Adams.....-10%	Washington.....9%	El Paso.....-10%	Virginia Beach.....-2%	exchange rate of \$1.00 Canadian
Ardmore.....-2%	Wilkes Barre.....-1%	Fort Worth.....1%	Williamsburg.....-3%	to \$0.76 U.S.....
Clinton.....-3%	Williamsport.....-2%	Galveston.....12%	Winchester.....-3%	
Durant.....-11%	York.....-1%	Giddings.....-1%		ALBERTA AVERAGE... 13%
Enid.....-4%		Greenville.....3%		Calgary.....14%
Lawton.....-10%	RHODE ISLAND..... 5%	Houston.....15%	WASHINGTON..... 0%	Edmonton.....14%
McAlester.....-7%	Bristol.....5%	Huntsville.....15%	Clarkston.....-8%	Fort McMurray.....12%
Muskogee.....-8%	Coventry.....5%	Longview.....1%	Everett.....2%	
Norman.....-4%	Cranston.....6%	Lubbock.....-7%	Olympia.....-2%	BRITISH COLUMBIA
Oklahoma City.....-3%	Davisville.....5%	Lufkin.....-4%	Pasco.....1%	AVERAGE..... 7%
Ponca City.....-1%	Narragansett.....5%	McAllen.....-13%	Seattle.....11%	Fraser Valley.....6%
Poteau.....-8%	Newport.....5%	Midland.....10%	Spokane.....-3%	Okanagan.....6%
Pryor.....-6%	Providence.....6%	Palestine.....4%	Tacoma.....2%	Vancouver.....9%
Shawnee.....-9%	Warwick.....5%	Plano.....6%	Vancouver.....3%	
Tulsa.....0%		San Angelo.....-6%	Wenatchee.....-6%	MANITOBA AVERAGE.. 0%
Woodward.....5%	SOUTH CAROLINA.....-3%	San Antonio.....1%	Yakima.....-5%	North Manitoba.....0%
	Aiken.....4%	San Antonio.....1%		Selkirk.....0%
OREGON.....-4%	Beaufort.....-4%	Texasarkana.....-8%	WEST VIRGINIA.....-5%	South Manitoba.....0%
Adrian.....-12%	Charleston.....-1%	Tyler.....-7%	Beckley.....-5%	Winnipeg.....0%
Bend.....-6%	Columbia.....3%	Victoria.....0%	Bluefield.....0%	
Eugene.....-3%	Greenville.....-1%	Waco.....-3%	Charleston.....4%	NEW BRUNSWICK
Grants Pass.....-5%	Greenville.....-1%	Wichita Falls.....-9%	Clarksburg.....-6%	AVERAGE.....-13%
Klamath Falls.....-8%	Myrtle Beach.....-8%	Woodson.....-4%	Fairmont.....-11%	Moncton.....-13%
Pendleton.....-3%	Rock Hill.....-6%		Huntington.....-4%	
Portland.....10%	Spartanburg.....-3%	UTAH.....-4%	Lewisburg.....-14%	NEWFOUNDLAND/
Salem.....-2%		Clearfield.....0%	Martinsburg.....-5%	LABRADOR AVERAGE-3%
	SOUTH DAKOTA.....-7%	Green River.....-3%	Morgantown.....-4%	
PENNSYLVANIA.....-1%	Aberdeen.....-7%	Ogden.....-9%	New Martinsville.....-9%	NOVA SCOTIA
Allentown.....3%	Mitchell.....-6%	Provo.....-7%	Parkersburg.....1%	AVERAGE.....-8%
Altoona.....-8%	Mobridge.....-9%	Salt Lake City.....1%	Romney.....-7%	Amherst.....-8%
Beaver Springs.....-5%	Pierre.....-11%		Sugar Grove.....-8%	Nova Scotia.....-7%
Bethlehem.....-4%	Rapid City.....-8%	VERMONT.....-5%	Wheeling.....3%	Sydney.....-8%
Bradford.....-8%	Sioux Falls.....-1%	Albany.....-7%		
Butler.....-2%	Watertown.....-6%	Battleboro.....-4%	WISCONSIN..... 0%	ONTARIO AVERAGE.... 7%
Chambersburg.....-7%		Beecher Falls.....-8%	Amery.....-1%	London.....7%
Clearfield.....-3%	TENNESSEE.....-2%	Bennington.....-7%	Beloit.....5%	Thunder Bay.....6%
DuBois.....-10%	Chattanooga.....2%	Burlington.....3%	Clam Lake.....-8%	Toronto.....7%
East Stroudsburg.....-5%	Clarksville.....1%	Montpelier.....-4%	Eau Claire.....-2%	
Erie.....-6%	Cleveland.....-1%	Rutland.....-7%	Green Bay.....3%	QUEBEC AVERAGE.....-1%
Genesee.....-4%	Columbia.....-7%	Springfield.....-6%	La Crosse.....0%	Montreal.....-1%
Greensburg.....-4%	Cookeville.....-8%	White River Junction.....-5%	Ladysmith.....-1%	Quebec City.....-1%
Harrisburg.....3%	Jackson.....-2%		Madison.....8%	
Hazleton.....-3%	Kingsport.....-5%	VIRGINIA.....-4%	Milwaukee.....6%	SASKATCHEWAN
Johnstown.....-9%	Knoxville.....-2%	Abingdon.....-9%	Oshkosh.....4%	AVERAGE..... 4%
Kittanning.....-6%	McKenzie.....-8%	Alexandria.....10%	Portage.....2%	La Ronge.....3%
Lancaster.....-1%	Memphis.....1%	Charlottesville.....-6%	Prairie du Chien.....-7%	Prince Albert.....2%
Meadville.....-9%	Nashville.....3%	Chesapeake.....-4%	Wausau.....-3%	Saskatoon.....5%
Montrose.....0%		Culpeper.....-4%		
New Castle.....-3%	TEXAS..... 0%	Farmville.....-12%	WYOMING.....-1%	
Philadelphia.....11%	Abilene.....-2%	Fredericksburg.....-5%	Casper.....1%	
Pittsburgh.....6%	Amarillo.....-2%	Galax.....-10%	Cheyenne/Laramie.....-2%	
Pottsville.....-8%	Arlington.....1%	Harrisonburg.....-6%	Gillette.....3%	

crews

CRAFT CODE	AVG. COST /HR	CREW COMPOSITION	CRAFT CODE	AVG. COST /HR	CREW COMPOSITION
1A	\$47.30	acoustic ceiling installer	11	\$43.60	insulation installer
2A	\$53.50	appliance installer	21	\$49.50	cabinet installer laborer
3A	\$64.10	appliance refinisher	31	\$57.00	flooring installer
4A	\$55.20	awning installer	41	\$42.70	flooring installer's helper
5A	\$41.70	awning installer's helper	51	\$49.90	flooring installer flooring installer's helper
6A	\$48.50	awning installer awning installer's helper	61	\$59.40	paneling installer
1B	\$34.00	cleaning laborer	71	\$44.40	paneling installer's helper
2B	\$75.10	post & beam carpenter	2L	\$39.60	cabinet installer's helper
3B	\$53.40	post & beam carpenter's helper	3L	\$36.90	masking & moving laborer
4B	\$64.30	post & beam carpenter post & beam carpenter's helper	1M	\$61.90	mason
1C	\$59.40	carpenter	2M	\$56.80	mason's helper
5C	\$44.40	carpenter's helper	3M	\$43.80	hod carrier
6C	\$51.90	carpenter carpenter's helper	4M	\$54.20	mason mason's helper hod carrier / laborer
1D	\$40.60	demolition laborer	5M	\$59.40	mason mason's helper
2D	\$47.10	drywall hanger drywall hanger's helper	6M	\$100.00	stone carver
3D	\$53.60	drywall hanger	7M	\$43.40	mobile home repair specialist
4D	\$40.60	drywall hanger's helper	10	\$78.00	equipment operator
5D	\$54.10	drywall taper	20	\$55.30	concrete saw operator
6D	\$49.40	drywall hanger drywall hanger's helper drywall taper	4P	\$55.60	plasterer
5E	\$38.80	excavation laborer	5P	\$47.80	plasterer's helper
6E	\$58.40	excavation laborer equipment operator	6P	\$51.70	plasterer plasterer's helper
7E	\$64.00	electrician	7P	\$69.00	plumber
8E	\$47.60	electrician's helper	8P	\$51.90	paneling installer paneling installer's helper
9E	\$55.80	electrician electrician's helper	9P	\$55.10	plumber's helper
1F	\$56.00	concrete form installer	3R	\$58.70	retaining wall installer
2F	\$40.80	concrete laborer	4R	\$70.20	roofer
3F	\$48.40	concrete form installer concrete laborer	5R	\$59.40	roofer's helper
4F	\$51.90	carpenter (fence installer) carpenter's helper	6R	\$64.80	roofer roofer's helper
5F	\$57.50	painter	1S	\$48.20	susp. ceiling installer susp. ceiling installer's helper
6F	\$56.00	concrete finisher	2S	\$55.00	susp. ceiling installer
7F	\$46.30	concrete finisher's helper	3S	\$41.30	susp. ceiling installer's helper
8F	\$51.20	concrete finisher concrete finisher's helper	4S	\$58.50	siding installer
9F	\$49.80	concrete form installer concrete laborer concrete finisher concrete finisher's helper	5S	\$43.70	siding installer's helper
1G	\$78.30	compaction grouting specialist	6S	\$51.10	siding installer siding installer's helper
2G	\$59.60	compaction grouting specialist concrete laborer	7S	\$52.90	security system installer
1H	\$50.60	hazardous materials laborer	8S	\$67.40	swimming pool installer
2H	\$63.90	HVAC installer	9S	\$50.90	water extractor
3H	\$46.80	wallpaper hanger	1T	\$56.30	tile layer
			7Z	\$40.60	mildew remediation specialist
			8Z	\$25.20	mildew remediation assistant
			9Z	\$32.90	mildew remediation specialist mildew remediation assistant

	Craft@Hrs	Unit	Material	Labor	Total
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Acoustic Ceilings**Minimum charge.**

for acoustic ceiling tile work	1A@1.25	ea	21.90	59.10	81.00
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1/2" on strips. 12" x 12" tiles stapled in place. Includes 12" x 12" ceiling tiles, staples, and installation labor. Does not include furring strips. Includes 3% waste.

1/2" ceiling tiles on furring strips					
replace, smooth face	1A@.025	sf	1.33	1.18	2.51
replace, fissured face	1A@.025	sf	1.71	1.18	2.89
replace, textured face	1A@.025	sf	1.98	1.18	3.16
replace, patterned face	1A@.025	sf	2.09	1.18	3.27
remove only	1D@.012	sf	—	.49	.49

1/2" on flat ceiling. 12" x 12" tiles glued in place. Includes 12" x 12" ceiling tiles, glue, and installation labor. Includes 3% waste.

1/2" ceiling tiles on flat ceiling					
replace, smooth face	1A@.029	sf	1.33	1.37	2.70
replace, fissured face	1A@.029	sf	1.71	1.37	3.08
replace, textured face	1A@.029	sf	1.98	1.37	3.35
replace, patterned face	1A@.029	sf	2.09	1.37	3.46
remove only	1D@.016	sf	—	.65	.65

5/8" on strips. 12" x 12" tiles stapled in place. Includes 12" x 12" ceiling tiles, staples, and installation labor. Does not include furring strips. Includes 3% waste.

5/8" ceiling tiles on furring strips					
replace, smooth face	1A@.025	sf	1.71	1.18	2.89
replace, fissured face	1A@.025	sf	1.98	1.18	3.16
replace, textured face	1A@.025	sf	2.20	1.18	3.38
replace, patterned face	1A@.025	sf	2.35	1.18	3.53
remove only	1D@.012	sf	—	.49	.49

5/8" on flat ceiling. 12" x 12" tiles glued in place. Includes 12" x 12" ceiling tiles, glue, and installation labor. Includes 3% waste.

5/8" ceiling tiles on flat ceiling					
replace, smooth face	1A@.029	sf	1.71	1.37	3.08
replace, fissured face	1A@.029	sf	1.98	1.37	3.35
replace, textured face	1A@.029	sf	2.20	1.37	3.57
replace, patterned face	1A@.029	sf	2.35	1.37	3.72
remove only	1D@.016	sf	—	.65	.65

3/4" on strips. 12" x 12" tiles stapled in place. Includes 12" x 12" ceiling tiles, staples, and installation labor. Does not include furring strips. Includes 3% waste.

3/4" ceiling tiles on furring strips					
replace, smooth face	1A@.025	sf	1.98	1.18	3.16
replace, fissured face	1A@.025	sf	2.20	1.18	3.38
replace, textured face	1A@.025	sf	2.29	1.18	3.47
replace, patterned face	1A@.025	sf	2.54	1.18	3.72
remove	1D@.012	sf	—	.49	.49

1 - Acoustic Ceilings

	Craft@Hrs	Unit	Material	Labor	Total
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3/4" on flat ceiling. 12" x 12" tiles glued in place. Includes 12" x 12" ceiling tiles, glue, and installation labor. Includes 3% waste.

3/4" ceiling tiles on flat ceiling					
replace, smooth face	1A@.029	sf	1.98	1.37	3.35
replace, fissured face	1A@.029	sf	2.20	1.37	3.57
replace, textured face	1A@.029	sf	2.29	1.37	3.66
replace, patterned face	1A@.029	sf	2.54	1.37	3.91
remove	1D@.016	sf	—	.65	.65

Additional costs for acoustical ceiling tile.

add for 3/4" tiles with fire rating	—	sf	.37	—	.37
add for aluminum-coated tiles	—	sf	.55	—	.55

Furring strips. Includes 1" x 2" furring strips, nails, construction adhesive as needed, and installation labor. Furring strips placed as fireblocking is included. Includes 4% waste.

replace 1" x 2" furring strips 12" on center	1A@.007	sf	.32	.33	.65
remove	1D@.009	sf	—	.37	.37

Repair loose ceiling tile.

repair loose acoustic tile	1A@.253	ea	.15	12.00	12.15
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Angled install for ceiling tile.

- add 24% for diagonal install
- add 31% for chevron install
- add 40% for herringbone install

Time & Material Charts (selected items)**Acoustic Ceiling Materials**

1/2" thick acoustic tile (per 12" x 12" tile)					
smooth face, (\$1.11 each, 1 sf, 3% waste)	—	sf	1.14	—	1.14
fissured face, (\$1.50 each, 1 sf, 3% waste)	—	sf	1.55	—	1.55
textured face, (\$1.73 each, 1 sf, 3% waste)	—	sf	1.78	—	1.78
patterned face, (\$1.85 each, 1 sf, 3% waste)	—	sf	1.91	—	1.91
5/8" thick acoustic tile (per 12" x 12" tile)					
smooth face, (\$1.50 each, 1 sf, 3% waste)	—	sf	1.55	—	1.55
fissured face, (\$1.73 each, 1 sf, 3% waste)	—	sf	1.78	—	1.78
textured face, (\$1.99 each, 1 sf, 3% waste)	—	sf	2.05	—	2.05
patterned face, (\$2.09 each, 1 sf, 3% waste)	—	sf	2.15	—	2.15
3/4" thick acoustic tile (per 12" x 12" tile)					
smooth face, (\$1.73 each, 1 sf, 3% waste)	—	sf	1.78	—	1.78
fissured face, (\$1.99 each, 1 sf, 3% waste)	—	sf	2.05	—	2.05
textured face, (\$2.06 each, 1 sf, 3% waste)	—	sf	2.12	—	2.12
patterned face, (\$2.26 each, 1 sf, 3% waste)	—	sf	2.33	—	2.33

Index

A

- Abbreviations 8
 Access doors, mobile homes 219
 Acid wash, swimming pool 419
 Acoustic ceiling texture 101
 compound 103
 minimum charge 101
 Acoustic ceilings 13-15
 aluminum-coated tiles 14
 angled installation 14
 cleaning 39
 fire rated 14
 furring strips 14
 painting 279
 repair 14
 T&M charts 14-15
 tiles 13-14
 Acoustic tile, cleaning 39
 Acoustical plaster 308
 Adhesives, construction 379
 Adjustable jack 221
 Adobe pavers 247
 Aggregate, exposed 62
 Air conditioning
 central 212
 recharge refrigerant 212
 through-wall 212
 wiring 107
 Air-borne mold 271
 Airless sprayer unit, rental 210
 Alarm system, wiring 108, 114
 Allowance, light fixture 116
 Aluminum
 capitals 51-52
 column bases 53
 columns 49, 50
 pilasters 49, 50
 roofing, corrugated 344
 roofing, ribbed 344
 shingles 339
 siding 393
 swimming pool 418
 wall cap 254
 Aluminum skirting, mobile home 226
 Aluminum window 431-434
 awning 432
 casement 432
 double-hung 433
 elliptical 432
 fixed (picture) 434
 grilles and grid 431
 half-elliptical 431
 half-round 431
 quarter-round 432
 round 432
 single-hung 433
 sliding 433
 storm 444
 American bond 241
 Ames taping tools 103
 Anaglypta
 dado 425
 frieze 425
 pelmet 425
 wall coverings 425
 Analysis, asbestos 209
 Anchor, mobile home 221
 Anchor-beam joint 365
 Anchored tieback 337
 Angle iron, lintel 257
 Antenna, television 114
 Anti-fungal fog 275
 Antimicrobial spray 274
 Antique style door, repair 81
 Antique style plumbing
 bathtub 331-332
 drain 330
 faucets 329
 toilet 331
 tub supply lines 330
 Appliances 15-25
 cleaning 39
 clothes dryer 23
 dishwasher 20
 electric oven/range 17-18
 gas oven/range 16-17
 microwaves 20
 mobile home 219
 range hood 19
 refinish 22
 refrigerator/freezer 21-22
 T&M charts 24-25
 trash compactor 24
 washing machine 22-23
 wiring 107
 Apron molding, window 157-158
 Arch
 brick wall 242
 keystone 250
 spandrel, gingerbread 172
 stone veneer 250
 stone wall 249
 Architrave
 door 251-252
 exterior 156
 interior 156
 painting 288
 plaster 311
 stone 251-252
 stucco 312
 window 252
 Area modification factors 9-11
 Asbestos removal 209-210
 Ash
 entry door 85
 flooring 202
 interior door, veneer 78
 plywood paneling 303
 Ashlar stone
 brick bond style 241
 fireplace face 191
 fireplace hearth 191
 veneer 249
 wall 248
 Asphalt
 driveway 65
 fill pothole 66
 graded base 65
 overlay 65
 repair 66
 seal 66
 Asphalt shingles 339-340
 ASTM clay roofing tile upgrades 343
 Astragal molding 159
 Attic insulation cellulose 215-216
 Attic stair, disappearing 405
 Auger, rental 69
 Awning window
 aluminum 432
 vinyl 435-436
 wood 439
 Awnings 25-29
 aluminum 25-27
 canvas 27
 carport 25
 cleaning 39
 door 26
 downspout 26
 fascia 26
 painting 279
 patio cover 25-26
 post 25
 roll up 27
 roof panel 26
 T&M charts 28-29
 vinyl 27
 window 26
 Backfill, foundation wall 130
 Backhoe, rental 70
 Backhoe/loader, rental 132
 Backing, wall tile 246
 Ball and dowel trim 169
 Ballast, light 122
 Balustrade
 1/4 turn stair rail 408
 1/2 turn stair rail 408
 goose neck 408
 paint 295
 pine 406
 poplar 406
 red oak 407
 redwood 407
 remove & reinstall 406-407
 sawn 408
 volute end 408
 Bar doors 88
 Bar sink faucet 321
 Barricade tape 421
 Barricades 421
 Base
 asphalt 65
 block 154-155
 cabinets, kitchen 33-34
 column 53
 flatwork 62
 rubber 201
 shower 326
 terrazzo 199
 tile 199
 Base molding
 block 154
 clamshell 151
 mask 229
 pattern 152
 remove & reinstall 151-152
 rubber 201
 shoe molding 152
 tile 199
 Baseboard heaters 115
 mobile home, electric 222
 wiring 107-108
 Basement excavation 130
 Basketweave
 brick bond 241
 paving 248
 Basketweave fence 139
 Bathroom
 faucet 320
 heaters, wiring 107
 light bar 116
 mask 229
 rough plumbing 318
 sink 321-322
 sink plumbing 319
 vanity cabinet 37
 Bathroom fans 112-113
 wiring 107

B

- with heat lamp112
with heater113
- Bathroom hardware29-33
cleaning40
cup & toothbrush holder30
door clothes hanger30
mirror32
robe hook30
shelf30
shower rod31
soap dish30
soap dispenser31
T&M charts32-33
tissue holder, recessed31
toilet paper dispenser31
towel bar31
towel ring31
wash cloth bar31
- Bathtub, antique style331
drain330
faucet330
refinished331
reproduction332
shower conversion330
slipper style332
supply lines330
- Bathtub/shower doors327
- Bathtubs324
antique style331-332
drain, antique style331, 332
faucet321
folding plastic door327
plumbing319, 324
sliding glass door327
slipper332
surround326
surround, cultured marble423
with shower325
with whirlpool jets325
- Batt insulation216
- Batten doors82
- Batten seam roofing
copper345
lead345
repair346
stainless steel346
terne346
- Bay window, framing357
- Beam pocket357
- Beams
curved359
glue laminated359
hand-hewn362
header358
micro-laminated360
oak361, 364
pine360, 363
- Bearing wall
beam pocket362
interior, per bf357
interior, per lf353
interior, per sf355-356
- Bed mold161
- Beech flooring202
- Belt rail, mobile home223
- Bent connecting members363-364
- Bent with truss
oak363-364
pine362-363
- Beveled glass lite, panel door81
- Beveled siding396
- Bibb320
- Bidets
faucet320
finish plumbing324
plumbing319
- Billiard table style light fixture120
- Birch
flooring202
plywood paneling303
vener plywood175
- Birch veneer doors77-78, 83
- Bird screen, chimney187
- Bitumen roofing348-349
- Black steel supply pipe315
- Block and brick wall233-236, 238
cavity238-239
- Block moldings154
- Block walls
bond beam246
colors245
concrete242-243
curved241
cut hole in257
fluted245
glass247
glazed243-244
grade beam cap246
inserts, polystyrene245
insulation245
interlocking concrete245
paint293
parging246
pilaster245
reinforcement245
retaining245
retaining walls338
screen244
slump243
split-face244
split-rib244
- Blown fiberglass insulation215
- Board
finish175
over plywood siding394
rigid foam insulation216
- Board fence140
lattice cap140-141
- Board up, emergency420
- Board-and-batten
fence142
paneling304
siding394
- Board-on-board
fence141
paneling304
siding394
- Bond beam
block wall246
swimming pool, repair418
- Bonds, brick241
- Bookcases
built-in166
painting289
- Border, wallpaper424
- Bow roof truss, mobile home224
- Bow window, framing357
- Bowl-shade light fixtures120
shades125
- Braces
diagonal363-364
framing379
- Brackets
closet shelving165
gingerbread170
paint291
stair408
- Brass supply pipe315
- Breaker panel110
- Breaker, circuit112
- Brick
arch242
bonds241
common231
fire186
fireplace face190
fireplace hearth191
painting293
paving247
salvage256
used256
vener240
- Brick and block wall233-236
cavity238-239
- Brick walls231-232, 237, 239
arch242
cavity239
cleaning257
curved241
cut opening257
double wythe232-233
mortar261
openings241
pressure wash257
quoins250
raked joints242
repair256
repoint255
single wythe237
steam clean257
triple wythe237
- Building permit fees138
- Built-in oven cabinet35
- Built-in vacuum systems, wiring108
- Built-up roofing346
- Bullnose starting step405
- Bungalow siding396
- Butcherblock countertop37
- Buttress foundation64-65, 74
- Bypassing doors
jamb & casing78
paint286

C

- Cabinets33-39
bathroom vanity37
built-in oven35
cleaning40
countertop36-37
doors35
drawer fronts35
foil face33
full height34-35
grades33
island34
kitchen33
medicine32
mobile home219
oven35
paint286
refinish36
repair36
T&M charts38-39
utility34
vanity37
- Cable
electric-resistance heating115
service entrance110-111
- Café doors88
paint285
- Calculations
formulas & conversions449
material quantities450-463
surface areas464-469
- California Earthquake Code (CEC)357
bracing357
requirements56
- California fill375
- Canvas awnings27
- Cap
chimney187
grade beam, block wall246
wall254
- Capitals
contemporary50
Corinthian51
Doric51
Empire51
Erechtheum51
painting280
pedestals, repair55
repair52
Roman Ionic52
Scamozzi52

- Temple-of-the-Winds 52
 Tuscan 51
 Carbon monoxide detectors
 replacement 114
 wiring 108
 Carpentry
 finish 151, 220
 rough 353
 sleepers on concrete 204
 windows 446
 Carpet
 cleaning 43
 cove 198
 germicide/mildewcide treatment 429
 glue-down 197
 hang and dry carpet in plant 429
 indoor-outdoor 197
 installation 197
 pad 198
 remove wet carpet and pad 429
 stair installation 197
 tile 198
 water extraction 429
 wool 197
 Carports 25
 painting 279
 Carved wood onlay 174-175
 Carving, stone 256
 Casement window
 aluminum 432
 vinyl 435
 wood 439
 Casing
 clamshell 152-153
 curved pattern 153-154
 door or window 220
 mask 229
 mobile home 220
 moldings 153
 paint 283
 strip 297
 Casing & jamb
 closet door 78
 exterior doors 87
 interior door 79
 Cast stone architrave 251
 Cast-in-place plaster mold 310
 Cast-iron DWV pipe 316
 repack joint 316
 Caulk expansion joint,
 swimming pool 419
 Caution labels 209
 Cavity walls 239
 insulation 239
 CDX plywood sheathing 376
 CEC bracing 357
 CEC rebar
 concrete footings 56
 concrete foundations 57-58
 concrete piers 59-60
 grade beams 60
 single-pour footing 58-59
 Cedar
 board fence 140-141
 board siding 394
 board-and-batten fence 142
 board-on-board fence 141
 closet lining 165
 fence posts 139
 gate 139-143
 molding 151
 picket fence 142-143
 plywood paneling 303
 shingles 340
 veneer plywood 175
 Ceiling
 coffered 168
 cove molding 160
 cove, finish carpentry 220
 fans 122
 finishes, tear-out 273
 Lincrusta coverings 425
 paint 290
 panels, mobile home 227
 plaster medallion 311
 Ceiling and wall panel,
 mobile home 227
 Ceiling tile
 concealed grid 413
 painting 279
 suspended 413
 Ceiling, acoustic
 angled installation 14
 fire-rated tiles 14
 furring strips 14
 T&M charts 14-15
 tiles 13-14
 Ceilings
 coffered 168
 concealed grid 413
 cottage cheese texture 101
 suspended 413
 Cellulose attic insulation 215
 Cement fiber shingle siding 393
 Ceramic tile
 cleaning 45
 flooring 199
 Ceramic veneer panels 250
 Chain, security 95
 Chain-link fence 143-144
 gate 144
 temporary 420
 Chair rail molding 158
 Chandeliers 116-117
 Channel
 metal furring 101-102
 rustic siding 395
 Cherry
 closet jamb & casing 78
 entry door 86
 exterior jamb & casing 87
 flooring 202
 frame-and-panel wall 305
 interior jamb & casing 79
 molding 151
 plywood paneling 303
 Cherry veneer
 bypassing door 77
 door 83
 exterior jamb & casing 87
 folding door 77
 interior door 78
 interior jamb & casing 79
 plywood 175
 Chestnut veneer plywood 175
 Chickhee hut 278
 Chimney
 bird screen 187
 cap 187
 concrete footings 61
 cricket 378
 pipe 189
 pot 188
 reline 187
 saw-kerf flashing 349
 Chimney range hood 19
 Circline fixtures 122
 Circuit breakers 112
 Circular stairs 404
 Clamshell molding
 base 151
 casing 152-153
 Clapboard siding 396
 Clean-out, fireplace 189
 Clean-up, final construction 45
 Cleaning 39-48
 final construction 45
 labor 46
 masonry 257
 rule of thumb 274
 T&M charts 46-48
 Closers, door 95
 Closet doors
 bypassing 77
 folding 77
 jamb & casing 78
 Closets
 cedar lining 165
 organizer system 165
 rod 165
 shelves 165
 Clothes dryers 23
 cleaning 39
 wiring 108
 Clothes hanger 30
 Clothes line, mobile home 219
 Clothes washing machines 22-23
 cleaning 39
 plumbing 319
 wiring 107
 Coating, foundation 64
 Coffered ceiling 168
 painting 290
 Cold-air grille 213
 Columns
 bases 52-55
 cleaning 40
 fluted 49
 lally 359
 painting 280
 pedestal 53
 plaster 310
 repair 50
 round 49
 square 50
 stucco 312
 T&M charts 54-55
 tapered 49
 Combination storm door,
 mobile home 220
 Common bond 241
 Compaction grouting 65
 Compactor, rental 135
 Complete house
 electrical 105
 plumbing 317-318
 wiring 105
 Composite
 capitals 51, 52
 column bases 53
 columns 49-50
 pilasters 49-50
 Compound
 acoustic ceiling texture 103
 cottage cheese texture 103
 joint 102-103
 texture 103
 Computer network, wiring 109
 Concealed grid, ceiling tile 413
 Concrete 56-74
 chimney footing 61
 cleaning 40
 curb & gutter 63
 driveway 61
 dye 73
 epoxy, repair 56
 equipment pad 61
 equipment rental 69-70
 exposed aggregate 62
 flatwork 61-62
 footings 56-57
 foundations 57-59
 grade beams 60
 lintel 257
 painting 280
 pargeting 63
 pavers 247
 piers 59, 359
 pump truck 64
 rebar 62
 retaining walls 337
 roofing tile 343
 sawing 64, 74
 sidewalk 62
 slab base 62
 stamping 63, 73
 steps 63
 swimming pool 418
 T&M charts 66-74

- vapor barrier62
wall coping stones254
wire mesh62
- Concrete block
bond beam246
colors245
high strength245
interlocking245
painting293
walls242-243
- Concrete core drill, rental70
Concrete pump truck, rental69
Concrete saw, rental69
Concrete wall & footing,
QuickCalculator452-453
- Conductor, downspout398, 401
Conduit109, 111
Cones, traffic421
Connection fees138
Construction adhesive379
Construction clean-up45
Consultant, environmental272
Contacts, security system390
Containment272
mold271
walls, asbestos209
- Contemporary capital50
Control panel, security system390
Controls, garage doors90
Convection fireplace185
Cook tops15-17
cleaning39
downdraft vent19
wiring108
- Cooler, evaporative213
Coping stones254
Coping, swimming pool418
- Copper
roofing345
supply pipe315
- Coral stone wall248
Corbel, gingerbread171
Core drill, rental70
Core drilling, concrete64
Corinthian capital51
Corner bead102
molding161
- Corner block molding154
Cornice
stone253
window, gingerbread173
- Corrugated roofing
aluminum344
concrete tile343
fiberglass344
galvanized steel344
- Corrugated siding, fiberglass393
Costs, determining4
Cottage cheese texture101, 103
- Countertops
butcher block37
ceramic tile37
cleaning40
- Corian36
cultured granite36
cultured marble36
cultured onyx36
Formica36
granite37
maple37
oak37
plastic laminate36
repair37
solid surface36
solid wood37
stainless steel37
tile37
- Cove
carpet198
molding159
vinyl201
- CPVC supply pipe316
Crack repair, concrete56
Craft codes12
Crane, rental70
Crawl space excavation130
- Crews12
acoustic ceilings15
appliances24
asbestos210
awnings28-29
bathroom hardware32
cabinets38
carports28-29
columns55
concrete70-71
demolition & hauling76
description12
door hardware97
doors90
drywall104
electrical126-127
excavation135
fences149
finish carpentry182
fireplaces193-194
flooring206
framing382
hazardous materials210
HVAC214
insulation218
masking and moving230
masonry265
painting299
paneling306
plaster and stucco313
plumbing333
retaining walls338
roofing350
rough carpentry382
security systems391
siding installation401
suspended ceilings417
- Cricket378
Crown molding161-162
- Crystal chandeliers119
Crystal wall fixtures118
Cultured marble
bathtub surround423
countertop36
window sill423
- Cultured stone veneer250
Cup & toothbrush holder30
Curb & gutter63, 73
Curved post & beam framing362
- Custom milling
doors81
moldings164
- Cut stone
retaining wall337
sill254
stool254
trim253
- Cypress
custom-milled doors80
entry doors86
molding151
- D**
- Damper, fireplace189
Deadbolts94
mobile home220
- Debris hauling75
Deck, swimming pool418
Decking367
joist system366
landing367
railing367
stairs367
- Decontamination unit209
Dehumidifiers275, 429
- Demolition & hauling
(see also replace, each section)75-76
rental equipment76
T&M charts76
- Detectors
carbon monoxide108, 114
motion391
radon108, 114
smoke108, 114, 391
sound391
wiring391
- Diagonal bond241
Disappearing attic stair405
- Dishwashers
cleaning39
convertible20
plumbing319
space saver20
wiring107
- Dispensers
soap31
toilet paper31
- Disposals, garbage20
- Dolly Varden siding396
Dome skylight442
Door awnings26
- Door bells
replacement112
wiring107, 109
- Door chimes
replacement112
wiring107, 109
- Door hardware94-99, 220
closers95
deadbolts94
demolition98
garage doors97
hinges95-96
hinges, storm door96
kick plate96
knocker96
labor costs97
labor productivity98
letter plate96
locksets94-96
push plate96
security chain95
stops96
sweep99
T&M charts97-99
thumb latches95
weatherstripping97
- Doors219
access219
antique80-81
architrave251-252
bar88
bathtub enclosure327
batten82
bypassing77
cabinet35
café88
cleaning40-41
closet77
cypress, custom milled80
Dutch83
entry84-86
entry, mobile home219
fir, custom milled80
fire-rated78
fireplace189
folding77
French78
French, exterior83
full-louvered78
garage90
half-louvered79
hardboard77, 78
header, gingerbread171
interior78
mahogany, custom milled81
mirrored78
oak, custom milled81
painting281
panel80

- pet 89
pocket 79
reconditioned antique 80
redwood, custom milled 80
shower 327
sliding patio 89
sliding patio screen 89
solid-core interior 78
stain and varnish 281
storm/screen 82
storm/screen, mobile home 220
stripping point 297
T&M charts 90
tear-out 273
veneer exterior 83
Victorian storm 82
walnut 81
Doric capital 51
Dormer
Dutch hip 373
gable 372
gambrel 373
hip 373
roof 374
shed 372
Double dome skylight 442
Double-hung window
aluminum 433
wood 440
Douglas fir flooring 203
Dovetail joint 364
Downdraft vent, cooktop 19
Downspout
conductor 398, 401
rain gutter 401
Drain, swimming pool 419
Drawer fronts 35
Drip cap molding 158-159
Drip edge
roof 349
roof, mobile home 223
Driveway
asphalt 65
concrete 61
gate 144
Drop-in ceiling panels 415
Drums & bags, hazmat 273
Dry rot
capital repair 52
column repair 50
Dryers, clothes 23
cleaning 39
Drying fans 275, 429
Drywall 100-104
3/8" 100
1/2" 100
5/8" 101
acoustic ceiling texture 101
cleaning 41
corner bead 102
fasteners 102
fire rated 100
foil backed 100, 101
furring channel 101-102
joint compound 102
lifter 103
painting 279
patching 101
removal 100
rental equipment 103
sound-resistant furring
channel 101-102
T&M charts 102
tape 102
texture 100, 101
texture compound 103
type X 100
Z channel 102
Duct, HVAC 211
Dump fees 75
asbestos 209
Dump truck, rental 69
Dumpsters 75, 272
Dutch bond 241
Dutch doors 83
Dutch hip dormer 373
DWV pipe 316
cast iron 316
PVC 317
Dye, concrete 63
- E**
- Earthquake code requirements 56
Edge wood floor 203
Elastomeric roofing 347
Electric power, temporary 420
Electric water heater, mobile home 222
Electrical 105-129, 220
120 volt wiring runs 105, 107-108
240 volt wiring runs 108-109
bathroom fan/heat 112
bathroom light 116
breaker panels 110
cable service 111
ceiling fan 111
chandeliers 116-117
circuit breakers 112
cleaning 41
complete house 105
conduit 109
conduit service 111
covers, outlets or switches 113
detectors 114
electric metallic tubing 109
exhaust fans 112-113
exterior light fixtures 123-124
exterior post light fixture 124-125
fans 112-113
fixture allowance 116
flood lights 123-124
fluorescent light fixtures 121-122
heating 112, 115
intercom systems 109
interior light fixtures 116-125
light fixture quality 115
lighting 115
low-voltage runs 109
mask lighting 229
outlets and switches 105-106
porcelain light fixture 123
Romex 110
service, overhead 110
service, underground 110
sound systems 114
spot lights 123
strip channel 123
strip lighting 123
switches and outlets 106
T&M charts 126
television antenna 114
testing circuits 114
thermostats 114
underground wiring, light post 115
Electrical-resistance heating
cable 115
wiring 107, 108
Elliptical window
aluminum 432
vinyl 435
wood 438
Embossed wall coverings, Lincrusta 425
Embossing, wood 85, 151
Emergency board up
roof or wall opening 420
Emergency water extraction 429
Empire capital 51
EMT conduit 109
Encapsulate
asbestos-acoustical ceiling 209
framing 275
rule of thumb 275
with sealer 274
Enclosed stairs 402
Enclosures, swimming pool 278
Engineer brick 231-232, 234-240
Engineers fees 138
English bond 241
Enrichment, plaster 310
Entrance chandeliers 116, 118
Entrance lockset, mobile home 220
Entry doors 84
ash 85
cherry 86
combination/storm, mobile
home 220
cypress 86
fanlites 88
fiberglass, mobile home 219
fir 84
fixed transom 88
grades 84
mahogany 85
oak 85
paint grade 84
painting 281
redwood 86
side lites 85-86
stain grade 84
steel 84
walnut 86
wood 84
Environmental consultant 271-272
EPDM elastomeric roofing 347
Epoxy injection, concrete 56
Equipment
drywall 103
personal protection 271
Equipment charts, about 6
Equipment rental
auger 69
backhoe 70
concrete pump truck 69
concrete saw 69
core drill 70
crane 70
dump truck 69
jackhammer 69
pressure pot 70
Erechtheum capital 51
Estimating 4
fees 138
using National Estimator 7
Evaporative cooler 213
plumbing 320
Excavation 130
backfill 130
basement 130
crawl space 130
footings 130
foundation, slab and footings 132
mobilization charge 130
rental equipment 132
sewer line trench 131
slab-on-grade 130
T&M charts 132
utility repair 132
utility trench 130
water line trench 131
Exhaust fans 112-113
Exhaust ventilator, mobile home 219
Exposed aggregate 62
Exterior decks 366-367
Exterior doors
French 83
jamb & casing 87
locksets 94
remove & reinstall 87
veneer 83
Exterior light fixtures 123-125
Exterior moldings
architrave 156
door surround 157
window surround 157
Exterior pipe lines 317
Exterior walls
framing 354, 356
mobile home 223

Exterior water supply lines	317	ornamental iron	147	painting	287	stamping	63
Extraction, water	429	painting	286	panel molding	164	utility	61
F							
Fabric reinforcement	338	picket	142-143	porch post	174	vapor barrier	62
Face brick	231	posts, chain-link	144	running trim	169	wire mesh	62
Face, fireplace	190-191	posts, wood	139	shoe molding	221	Flemish bond	241
Factory stained siding	397	safety	421	specialty molding	162	Flexible metal conduit	109
Factory-built panels	378	seal or stain	286	T&M charts	176	Flexible molds	308
Fan bracket, gingerbread	170	T&M charts	148	window cornice	173	Flood lights	123-124
Fanlites, entry doors	88	vinyl picket	145	window molding	157-158	Floor	
Fans		vinyl slat	146	wood key	154	joists	363-364
bathroom exhaust	112, 113	vinyl three-rail	146	Fir doors		panels	378
ceiling	122	wood	139	custom-milled	80	truss	369
drying	275	Fiber and cement shingles	342	entry	84-85	Floor drains	320
kitchen exhaust	113	Fiber drums	209	French	78	Flooring	197
whole house exhaust	113	Fiber tube wrap	59	Fire brick	186	beech	202
wiring	107-108	Fiberboard sheathing	376	Fire-rated doors	78	birch	202
Fascia	397	Fiberglass		Fire-rated drywall	100	carpet	197-198
awning	26	entry door, mobile home	219	Fireplaces	185	ceramic tile	199
painting	294	insulation	215-216	cap, chimney	187	cherry	202
siding	397	roofing, corrugated	344	chimney pipe	189	cleaning	43
Fasteners, framing	379	siding, corrugated	393	clean-out	189	Douglas fir plank	203
Faucets		swimming pool	418	cleaning	42	Douglas fir strip	203
antique style	329, 330	Field stone wall	248	damper	189	hardwood	201-203
bathroom sink	320	Fill wood floor	203	doors	189	hickory	202
bathtub	321	Filters, vent fan	209	facing	190-191	longleaf pine plank	203
bidet	320	Final construction clean-up	46	fire brick	186	longleaf pine strip	203
kitchen sink	320	Finials, gable	173	flu cap	187	maple parquet	202
laundry sink	320	Finish boards	175	forms	186	maple strip	201
quality	320	Finish carpentry	151-184, 220	furnace	186	marble	198
repack	321	architrave molding	156	gas kit	190	painting	292
shower	321	astragal molding	159	gas log lighter	190	quarry tile	199
wet bar	321	base molding	151	grate	188	red oak parquet	202
Fees		block molding	154-155	hearth	191-192	red oak plank	202
building permit	138	bookcase	166	mantel	167	red oak strip	201-202
dump	75	carved onlay	174-175	mantel beam	166	resilient tile	200
dump, asbestos	209	casing door or window	220	open front	185	rubber base	201
engineering	138	casing molding	152-153	prefabricated	185-186	sand, edge and fill	203
estimating	138	cedar closet lining	165	screen	188	slate	199
plan drawing	138	ceiling cove	220	T&M charts	192	sleepers	204
sewer connection	138	chair rail molding	158	zero clearance	185-186	southern pine plank	203
soils engineer	138	cleaning	42	Fixed picture window		southern pine strip	203
structural engineer	138	closet organizer	165	aluminum	434	stone	198
water connection	138	closet shelving	165	vinyl	436, 437	T&M charts	204
Felt, roofing	349	coffered ceiling	168	wood	441	teak	202
Fence posts		corner bead	161	Fixed shutter, wood	399	tear-out	273
chain-link	144	cove molding	159	Fixed skylight	443	terrazzo	199-200
wood	139	crown molding	161-162	with vent flap	443	tile	199
Fences	139	door surround	157	Fixture, rough plumbing	318-320	underlayment	204
basketweave	139	drip cap molding	158-159	Flashing, roof	349-350	vinyl	200
board	140	finish board	175	mobile home	223	vinyl cove	201
board with lattice cap	140-141	finish plywood	175	Flat seam roofing		vinyl tile	200
board-and-batten	142	fireplace mantel	166	copper	345	walnut	202
board-on-board	141	gimp molding	220	lead	345	white oak	202
chain-link	143-144	gingerbread trim	169	repair	346	wood	201-203
chain-link, temporary	420	hand rail	162	stainless steel	346	Flue, chimney	187, 189
cleaning	42	head block	155	terne	346	Fluorescent circline fixtures	122
gate hardware	143	key molding	154	Flatwork		Fluorescent strip light	121
masonry	246	mantel	166-167	base	62	suspended ceiling	121
		mobile home	220-221	concrete	61	Fluted block wall	243
		niche	169	equipment pad	61	Foam insulation board	216
		outside corner trim	221	lightweight concrete	61	Foam sheathing	376
		overdoor molding	155	rebar	62	Fog treatment, mold	275

- Foil wallpaper 424
 Foil-backed drywall 101
 Foil-faced cabinets 33
 Foil-faced foam sheathing 376
 Folding doors 77
 jamb & casing 78
 Footing and foundation wall 58
 Footings 56-57
 excavation 130
 stabilization 74
 Forced-air fireplace 185
 Forced-air furnace 211
 Formica 36
 Forming
 fireplace 186
 footings 56-57
 foundations 57-59
 Foundations
 adjustable jack 221
 anchor 221
 backfill 65
 buttress 64-65, 74
 coating 64
 concrete 57-59
 excavation 64
 mobile home 221
 pargeting 63
 raise, setup, block & level 221
 setup & site prep 221
 sill plate 357
 stabilization 74
 tie-down strap 221
 utility hookup 221
 wall backfill 130
 wall forms 57-58
 Frame-and-panel wall 304-305
 Framing 353
 beams 359-362
 CEC bracing 357
 chimney cricket 378
 deck stairs 367
 decks 366-367
 door 357
 dormer 372-374
 encapsulate 275
 exterior walls 354, 356
 fasteners 379
 floor panels 378
 floor truss 369
 furring strips 368
 header beam 358
 hip in truss roof 375
 interior soffit 377
 interior walls 353, 355-356
 joist system 368-369
 joists 363
 lally column 359
 ledged-and-braced door 82
 mail box 378
 mansard truss roof 376
 metal braces 379
 mold remediation 274
 overhang joint 365
 post & beam 362-364, 385
 posts 358
 rafters 369
 roof 369, 371-372
 roof panels 378
 roof sheathing 376
 roof truss 374-375
 sealing 294
 sheathing 376-377
 sill plate 357
 structural panels 378
 top plate 357
 truss roof 376
 trusses 362
 valley in truss roof 375-376
 wall panels 378
 wall sheathing 376
 walls 357
 windows 357
 Framing lumber
 oak 379
 pine 379
 redwood 379-380
 treated 380
 Free-standing greenhouse 278
 Freezer and refrigerator 20-21
 French doors
 exterior 83
 interior 78
 Frieze
 Anaglypta 425
 Lincrusta 425
 plaster 310
 Full-height cabinets 34-35
 Full-louvered doors 78
 Furnaces
 electric 211
 fireplace 186
 forced-air 211
 gas 211
 heat pump 211
 mobile home 222
 oil 211
 servicing 211
 vent pipe 212
 wiring 107
 Furring channel, metal
 hat-shaped 101-102
 sound resistant 101-102
 Z channel 102
 Furring strips 368
 roofing 343
- G**
- Gable dormer 372
 Gable ornament 173
 Gable roof 369
 hand framed 372
 QuickCalculator 458-459
 rafters, QuickCalculator 454-455
 truss, mobile home 224
 truss, QuickCalculator 456-457
 Galvanized steel
 roofing, corrugated 344
 roofing, ribbed 345
 shingles 339
 supply pipe 315
 swimming pool 418
 Gambrel roof 371
 dormer 373
 trusses 376
 Garage door hardware 97
 Garage doors 90
 cleaning 41
 opener 90
 opener, wiring 107
 painting 286
 springs 90
 2' x 2' 413
 2' x 4' 413
 Garbage disposals
 wiring 107
 Gas fireplace kit 190
 log lighter 190
 Gas furnace 211
 Gas water heaters
 mobile home 222
 Gate latch, wiring 109
 Gate opener, electric 147
 Gates
 cedar 139-143
 chain-link 144
 driveway, chain-link 144
 hardware 143
 ornamental iron 147
 pine 140-143
 redwood 139-143
 vinyl picket 145
 vinyl rail 146
 vinyl slat 146
 Gauging plaster 313
 Gazebo 277
 GeoGrid 338
 Germicide/mildewcide treatment 429
 GFCI outlets 105
 Gimp molding 220
 Gingerbread
 arch spandrel 172
 bracket 170
 corbel 171
 door or window header 171
 gable finial 173
 gable ornament 173
 painting 290
 post drop 171
 running trim 169
 spandrel 172
 window cornice 173
 Glazed block walls 243-244
 thinline 247
 Glazing 431
 Glitter, acoustic ceiling 103
 Globe shades 125
 Glove bag 209
 Glue-down carpet 197
 Glue-laminated beam 359
 Goose neck balustrade 408
 Grade beams 60, 68
 cap, block wall 246
 Grades, entry door 84
 Grading, minimum charge 65
 Granite
 countertops 36-37
 vener 251
 wall coping stones 254
 Grass cloth wallpaper 424
 Grate, fireplace 188
 Gravel stop 349
 Greenhouse 278
 Grid, suspended ceiling
 12" x 12" 413
 2' x 2' 414
 2' x 4' 413
 Grille, cold-air 213
 Grilles and grid, windows 431
 Grout supplies 258
 Grouting, compaction 65
 Guard, security 421
 Gun, hopper & compressor, drywall 103
 Gutters 398
 painting 295
 Gypboard
 3/8" 100
 1/2" 100
 5/8" 101
 acoustic ceiling texture 101
 corner bead 102
 fasteners 102
 fire rated 100
 foil backed 100, 101
 furring channel 101, 102
 joint compound 102
 lifter 103
 patching 101
 rental equipment 103
 repair 101
 sound-resistant furring
 channel 101, 102
 T&M charts 102
 tape 102
 texture 100, 101
 texture compound 103
 type X 100
 Z channel 102
 Gypsum cement 258
 Gypsum plaster 309
- H**
- Half-elliptical window
 aluminum 431
 vinyl 434
 wood 437
 Half-lap joint 364

- Half-louvered doors79
 Half-round molding160
 Half-round window
 aluminum431
 vinyl434
 wood window437
 Hammer beam truss362
 Hand rail
 deck367
 wood162
 Hand texture, drywall103
 Hand-carved moldings162-164
 Hand-framed dormer372-374
 Dutch hip373
 gable374
 gambrel373-374
 hip373
 shed374
 Hand-framed roofs371-372
 Dutch hip372
 gable369
 gambrel371
 hip371
 mansard371
 valley371
 Hand-hewn beam362
 Hang and dry carpet in plant429
 Hangers, clothes30
 Hanging light fixtures122-123
 Hardboard
 doors77-78
 lap siding394
 paneling303
 siding394
 underlayment204
 Hardware
 bathroom29-33
 door94-99, 220
 Hat-shaped furring channel101-102
 Hauling debris75
 Hazardous materials209
 drums and bags273
 rental equipment210
 T&M charts209
 Head block molding155
 Header, gingerbread171
 Header beam
 beam358
 bond241
 wall358
 Hearth, fireplace191-192
 Heat lamps, bathroom exhaust fan112
 Heat pumps211
 wiring109
 Heat register213
 Heaters
 baseboard115
 baseboard, mobile home222
 bathroom, with exhaust fan113
 space115
 through-wall with AC212
 water, electric328
 water, gas327
 wiring107, 108
 Heating, temporary420
 Heating, ventilating and AC211-214
 HEPA vacuum cleaner210
 Herringbone weave241
 Hexagonal shingles340
 Hickory
 flooring202
 frame-and-panel wall305
 plywood paneling303
 High early strength concrete66
 High strength concrete block245
 Hinges95-96
 Hip
 dormer373
 roof371-372
 truss roof375
 Hole repair, concrete56
 Hood, range19
 Hooks, robe30
 Horizontal lap siding, mobile home225
 Horn, security system391
 Hose bibb320
 Hot water dispenser, wiring107
 Housing
 manufactured219
 mobile219
 Humidifiers212
 wiring107
 Hut, chickhee278
 HVAC211-222
 air conditioning212
 air conditioning with heat212
 baseboard heater115
 baseboard heater, mobile home222
 cleaning43
 drop-in suspended
 ceiling panels415
 duct work211
 evaporative cooler213
 furnace211
 furnace, mobile home222
 furnace service211
 furnace vent pipe212
 grille213
 heat pump211
 heat register213
 heat with air conditioning212
 humidifier212
 mask heater229
 mobile home222
 mold remediation274
 T&M charts213
 thermostat213
 through-wall unit212
 through-wall with heat/AC212
 Hydrated lime258
- I**
- I joist369
 Ice shield349
 IMC conduit109
 In-sink hot water dispenser, wiring107
 Indoor-outdoor carpet197
 Infrared detector light125
 Insulated steel door83
 Insulation215
 attic215, 216
 blow into existing wall215
 board216
 cavity wall239
 cellulose215
 fiberglass215, 216
 foam, foundation wall58
 loose block245
 mineral wool215
 perlite for block245
 polystyrene339
 polystyrene block inserts245
 rigid foam216
 T&M charts216-217
 tear-out273
 vermiculite215
 vermiculite for block245
 Intercoms
 master station113
 remote station113
 wiring107, 109
 Interior architrave156
 Interior bearing wall
 per lf353-354
 per sf355-356
 Interior doors
 French78
 full-louvered78
 half-louvered79
 hollow-core78
 jamb & casing79
 lockset95
 painting282
 remove & reinstall79
 Interior partition wall353, 355
 mobile home223
 per bf357
 per lf353-354
 per sf355-356
 Interlocking concrete block245
 Intermediate conduit109
 Iron fence147
 Island cabinets34
- J**
- J-rail, roof, mobile home223
 Jack, adjustable221
 Jack, pipe350
 Jacket concrete pier61
 Jacket grade beams61
 Jackhammer with compressor, rental69
 Jackpost359
 Jamb & casing
 closet door78
 exterior doors87
 exterior, additional costs87
 interior door79
 painting283
 strip paint297
 Job site security421
 Joint compound103
 Joints
 post & beam364
 raked242
 sill corner364
 Joist system368-369
 mobile home224
 QuickCalculator460-461
 Joists368-369
 deck366
 floor363-364
 laminated l369
 Jumbo brick233-240
 Jumping jack compactor135
- K**
- Keene's cement plaster309
 Key control, security system390
 Key molding154
 Key pad, security system390
 Key, wood154
 Keystone250
 Kick plates97
 King post truss362
 Kitchen cabinets
 base (lower)33-34
 island34
 upper34
 utility34
 Kitchen fans113
 wiring107
 Kitchen plumbing319
 faucet320
 sink322
 Kitchen, mask229
 Knocker, door96
 Knotty pine
 plywood paneling303
 veneer plywood175
- L**
- Labor charts, about5, 7
 Labor costs5-6
 acoustic ceilings15
 appliances24
 asbestos210
 awnings28-29
 bathroom hardware32-33
 cabinets38
 carports28-29
 columns55
 concrete70

- demolition & hauling76
door hardware97
doors90
drywall104
electrical126
excavation135
fences149
finish carpentry182
fireplaces193
flooring206
framing382
hazardous materials210
HVAC213-214
insulation217-218
manufactured housing228, 276
masking and moving230
masonry265
mobile housing228
mold remediation276
painting299
paneling306
plaster and stucco313
plumbing333
retaining walls338
roofing350
rough carpentry382
security systems391
siding400
stairs411
suspended ceilings416
tile423
wall coverings427
water extraction430
windows446-447
- Labor productivity, about5, 7
Ladder style reinforcing258
Lally column359
Laminated asphalt shingles340
Laminated beams359-360
Laminated I joist369
Landfill fees75
Landing, deck367
Lapped dovetail joint365
Latch release, wiring109
Latex paint297
Lauan veneer
 bypassing door77
 exterior door83
 folding door77
 interior door78
 plywood175
Laundry room, plumbing318-319
Laundry sink323
 faucet320
Lava stone wall248
Leach field328
Lead roofing345
Leak detection, swimming pool418
Leak repair
 roofing350
 underwater, swimming pool419
Lean-to greenhouse278
- Ledged-and-braced door82
Letter plates96
Light fixtures
 allowance116
 bathroom bar116
 billiard table120
 bowl shade120
 ceiling fan122
 chandeliers116-117
 cleaning41
 complete house105
 exterior allowance124
 exterior recessed124
 exterior wall mount124
 exterior, with sensor125
 flood light123-124
 fluorescent circine122
 fluorescent strip121-122
 hanging122-123
 infrared detector125
 low-voltage wiring109
 mask229
 mobile home220
 motion detector125
 pendant119
 porcelain123
 post light115, 124-125
 post light, painting286
 quality115
 recessed spot123
 rewire125
 shower style119
 strip spot light123
 wall mount118, 120-121
 wiring107
Light stand, rental210
Lighter, gas log190
Lighting115
Lightweight block wall242
Lightweight concrete flatwork61
Lime, hydrated258
Limestone
 architrave251-252
 trim253
 veneer249, 251
 wall248
 wall coping stones254
Lincrusta425
Linen closet shelves165
Liner, vinyl, swimming pool419
Linoleum flooring200
Lintel
 angle iron258
 concrete257
Lites
 entry door84-86
 exterior door83
 panel doors81
 steel entry door84
 wood entry door84
Locks94-96
 deadbolts94
 security chain95
 thumb latches95
Locksets
 entry95
 exterior94
 interior95
 mobile-home type220
 screen door96
 storm door96
 thumb latch95
Log cabin siding397
Log lighter190
Longleaf pine flooring204
Loose block insulation245
Louvered doors78, 79
 bypassing77
 folding77
Low-tank toilet331
Low-voltage outlets/switches106
Lower cabinets (base)33-34
Lumber
 finish boards175
 prices353
Luminous ceiling panels413-414
- M**
- Machine texture, drywall100-101
Magnetic contact390
Mahogany
 closet jamb & casing78
 columns53
 custom-milled doors81
 entry door85
 exterior jamb & casing87
 finish boards175
 frame-and-panel wall305
 interior jamb & casing79
 molding151
 plywood paneling303
Mahogany veneer
 bypassing door77
 exterior door83
 exterior jamb & casing87
 folding door77
 interior door78
 interior jamb & casing79
 plywood175
Mail boxes378
Main disconnect, electrical112
Manhour costs6
Mansard roof371
 trusses376
Mantels166, 167
 beam166
 painting289
Manufactured housing
 (see Mobile home)219-228
Maple
 molding151
 parquet flooring202
 plywood paneling303
 strip flooring201
Marble
 architrave251-252
 coping stones254
 cultured, window sill423
 fireplace face190
 fireplace hearth191
 flooring198
 trim253
 veneer249, 251
 wall248
Markup, about6
Masking and moving229-230
 minimum charge229
 T&M charts230
Masonry231
 angle iron lintel258
 architrave251-252
 block insulation245
 block walls242-243
 bond beam246
 brick/block
 walls233-234, 236, 238
 brick arch242
 brick veneer240
 brick walls231-232, 239
 brick walls, triple wythe237
 cavity walls238-239
 cement258
 ceramic veneer250
 cleaning43, 257
 concrete lintel257
 cornice stone253
 cut opening in wall257
 cut stone254
 demolition265
 face brick231
 fence246
 fluted block walls243
 glass block walls247
 glazed block walls243-244
 grade beam246
 keystone250
 painting293
 pargeting283
 pavers247
 raked joints242
 rebar258
 repair brick wall256
 repair stone257
 repair stone wall256
 repoint brick255
 repoint stone256
 retaining walls338
 salvage bricks256
 screen block244
 shore opening for repair257
 slump block walls243
 split-face block walls244
 split-rib block walls244
 stone architrave251-252

- stone sill or stool254
stone veneer249
stone walls248
structural tile wall246
T&M charts258
ties259
tile wall246-247
trim stone253
wall cap254
wall coping stones254
wall reinforcement282
Mast, service entrance111
Material costs, about5
Mathematics, QuickCalculator449
Medicine cabinets32
 painting286
Megameter, circuit testing114
Metal braces, framing379
Metal furring101
 channel101-102
Metal roof repair346
Micro-laminated beam360
Microwave ovens20
 cleaning39
 under cabinet20
Mildewcide, wet carpet429
Mineral wool insulation215
Mirrored doors78
Mirrors
 bathroom32
 cleaning45
Mission tile roof342
Mitered steps405
 corners405
Mobile home219-228
 access doors219-220
 anchor221
 appliances219
 belt rail223
 cabinets219
 ceiling/wall panel attachment227
 ceiling panels227
 ceiling panels, textured drywall227
 clothes line219
 deadbolt220
 doors219-220
 electrical220
 entrance lockset220
 entry door with storm door220
 entry door, fiberglass219
 exhaust ventilator219
 exterior walls223
 finish carpentry220
 heating222
 interior walls223
 J-rail, roof223
 joist systems224
 light fixture220
 lockset220
 moving & towing222
 plumbing222
 rafter224
 roof coating223
 roof flashing223
 roof repair223
 roof trusses224
 rough carpentry223
 shutters225
 siding225
 skirting, aluminum226
 skirting, vinyl226-227
 skirting, wood227
 skylights228
 steps225-226
 T&M charts228
 wall panels227
 water heater222
 window, awning228
Mobilization charge, excavation130
Modified bitumen roofing348
Moisture-resistant drywall101
Mold remediation271
 containment271
 encapsulate with sealer274
 environmental consultant271
 T&M charts276
 testing271
Mold, air-borne271
Molder set up, knife81
Molding
 astragal159
 base block154
 base shoe152
 bed mold161
 bundled reeds164
 ceiling cove160
 chair rail158
 clamshell base151
 clamshell casing152-153
 corner bead161
 corner block154
 cove159
 crown mold161-162
 custom milled164
 drip cap158-159
 exterior architrave156
 exterior door surround157
 exterior window surround157
 gimp220
 half-round160
 hand carved162-164
 head block155
 interior architrave156
 key154
 overdoor155
 panel corner radius164
 pattern base152
 pattern casing153-154
 plaster310
 plywood paneling303
 quarter-round160-161
 shoe221
 specialty162
 trim409
 vertical milling162
 window apron158
 window stool158
Mortar supplies258
Mortise & tenon joint365
Motion detector391
Motion sensor light125
Moveable shutter, wood399
Moving
 cover room contents230
 minimum charge229
 pad and block furniture430
Moving and towing
 mobile homes222
 transport fees222
- N**
- Nails
 drywall102
 framing379
 gun379
Narrow grid, suspended
 ceiling414-415
National Estimator program7
 ShowMe video7
 using7
Natural stone veneer panels251
Negative air vent system209
Newel
 pine409
 poplar409
 red oak410
 redwood410
Niche169
 painting290
Non-bearing wall,
 QuickCalculator462-463
Non-metallic sheathed cable110
Non-modular brick231-234, 236-240
Norman brick231-233, 235-240
Norwegian brick232, 235-240
- O**
- Oak
 beam361
 capitals50-52
 closet jamb & casing78
 column bases53
 columns49-50
 custom-milled doors81
 entry door85
 exterior jamb & casing87
 flooring202
 frame-and-panel wall304-305
 interior jamb & casing79
 parquet flooring202
 pilasters49-50
 plank flooring202
 plywood paneling303
 post & beam bent363
 strip flooring201-202
 timbers353
Oak veneer
 bypassing door77
 exterior jamb & casing87
 folding door77
 interior door78
 interior jamb & casing79
Office trailer420
Oil paint297
Onlays, wood85, 174-175
Open front fireplace185
Open stairs402
Opener
 garage doors90
 gate147
Openings
 masking229
 masonry257
Organizer system, closet165
Oriented strand board (OSB)377
Ornamental iron fence147
 paint287
OSB sheathing377
Outbuildings
 chickhee hut278
 gazebo277
 greenhouse278
 storage shed277
 swimming pool enclosure278
Outlets
 120 volt105-106
 240 volt106
 computer network109
 covers106
 exterior105
 general purpose, with wiring105
 GFCI105
 low voltage, with cover106
 mask229
 telephone109
 TV109
 waterproof105
 wiring105
Outside corner trim221
Ovens
 cleaning39
 electric17-18
 electric, double18
 gas16-17
 gas, double16
 microwave20
 wiring107, 109
Overdoor molding155
Overhead, business6
Overlay, asphalt65
- P**
- Pad and block furniture430
Pad, carpet198

- Paid leave (see also Labor charts, each section) 5
- Paint coats 279
- Painting 279-322
- acoustic ceilings 279
 - awnings and carports 279
 - columns 280
 - concrete 280
 - doors 281
 - drywall, plaster and stucco 279
 - fences 286
 - finish carpentry 287
 - flooring 292
 - foundation coating 64
 - light post 286
 - masking 229-230
 - masonry 293
 - medicine cabinet 286
 - moving 230
 - paneling 292
 - roofing 293
 - rough carpentry 294
 - seal asbestos 209
 - siding 294
 - stairs 295
 - stripping 296-297
 - stucco 279
 - swimming pool 419
 - T&M charts 297
 - wallpaper 296
 - windows 296
- Pan, shower 326
- Panel doors 80
- antique 81
 - bypassing 77
 - folding doors 77
 - paint 281
 - remove & reinstall 81
 - repair 81
 - transom, with glass 88
- Panel molding corner radius 164
- Panel, breaker 110
- Paneling 303
- angled installation 304
 - board-and-batten 304
 - board-on-board 304
 - cleaning 43
 - frame-and-panel wall 304-305
 - hardboard 303
 - painting 292
 - pegboard 303
 - plywood 303
 - T&M charts 305
 - tongue-&-groove 304
 - wall molding for 303
- Panels
- control, security system 390
 - structural, factory-built 378
- Panic button 391
- Paper wallpaper 424
- Parquet flooring
- maple 202
 - red oak 202
- Particleboard underlayment 204
- Partition wall
- per bf 357
 - per lf 353
 - per sf 354
 - sloping per sf 355
- Patch
- drywall 101
 - roofing 350
- Patio covers 25-26
- Patio doors 89
- cleaning 41
 - paint 285
 - screen 89
- Pattern base molding 152
- Pattern casing molding 153-154
- Pavers 247
- Pecan veneer plywood 175
- Pedestal sink 330
- Pedestals 53
- Peep hole 97
- Pegboard 303
- Pelmet, Anaglypta 425
- Pendant light fixtures 119
- Perfatape, drywall 102
- Perlite plaster 309
- Permit fees 138
- Personal protection equipment 271
- Pet doors 89
- Phone, wiring 109
- Pick-up truck 76
- Picket fences
- ornamental iron 147
 - paint 287
 - vinyl 145
 - wood 142-143
- Picture window
- aluminum fixed 434
 - vinyl fixed 436-437
 - wood fixed 441
- Piers 59-60
- precast concrete 359
- Pilasters 52-53
- bases 55
 - block wall 245
 - fluted 49
 - pedestals 55
 - plaster 310
 - repair 50
 - replacement 49
 - square 50
 - stucco 312
 - T&M charts 54, 55
 - tapered 49
- Pile retaining walls 337
- Pillbox toilet, antique style 331
- Pine
- basketweave fence 139
 - board fence 140-141
- board-and-batten fence 142
- board-on-board fence 141
- bypassing door 77
- capitals 50-52
- column bases 53
- columns 49-50
- exterior jamb & casing 87
- fence posts 139
- finish boards 175
- folding door 77
- frame-and-panel wall 304
- gate 140-143
- interior jamb & casing 79
- louvered doors 77-78
- molding 151
- newel 409
- picket fence 142-143
- pilasters 49, 50
- stair balustrade 406
- Pipe
- black steel supply 315
 - brass water supply 315
 - cast-iron DWV 316
 - chimney 189
 - copper water supply 315
 - CPVC water supply 316
 - furnace vent 212
 - galvanized steel water supply 315
 - PVC DWV 317
 - PVC water supply 316
 - underground line repair 317
- Pipe jack 350
- Plan drawing fee 138
- Plank flooring
- Douglas fir 203
 - longleaf pine 204
 - red oak 202
 - southern pine 203
- Plaster
- acoustical 308
 - architrave 311
 - capitals 50-52
 - cast-in-place mold 310
 - ceiling medallion 311
 - cleaning 41, 44
 - column bases 53
 - columns 49-50, 310
 - curved wall 310
 - enrichment 310
 - enrichment repair 308
 - frieze 310
 - gypsum 309
 - installed on wood lath 310
 - Keene's cement 309
 - molding 310
 - painting 279
 - perlite or vermiculite 309
 - pilasters 49-50, 310
 - production mold 310
 - T&M charts 313
 - thin-coat 309
- Plastic safety fence 421
- Plates
- door 96
 - kick 96
 - letter 96
 - push 96
 - sill 357
 - top 357
- Plumbing 222, 315
- antique style fixtures 329
 - bathroom 318
 - bathtub 324
 - bathtub & shower 325
 - bidet 319
 - cleaning 44
 - complete house 317
 - DWV pipe 316
 - exterior lines 317
 - faucets 320
 - finish 324
 - fixtures only 318
 - pumps 329
 - refrigerator 22
 - rough-in 318-319
 - septic system 328
 - shower stall 325
 - sinks 321
 - supply pipe 315
 - T&M charts 332
 - toilets 324
 - underground line repair 317
 - water heater 327, 328
 - water heater, mobile home 222
 - water shut-off valve 317
 - water softener 328
 - water supply pipe 315
- Plywood
- finish 175
 - paneling 303
 - sheathing 376-377
 - siding 394
 - T1-11 siding 394
 - underlayment 204
 - veneer 175
- Pocket doors 79-80
- Polyethylene
- bags 209
 - sheeting 209
- Polypropylene shutter 399
- Polystyrene insulation 239
- inserts 245
- Pool, swimming 418
- enclosure 278
- Poplar
- finish boards 175
 - molding 151
 - newel 409
 - stair balustrade 406
- Porcelain light fixture 123
- Porch posts
- painting 292
- Portable toilet 421

- Post & beam framing362, 385
 joints364
 oak363
 pine362
 Post bracket, gingerbread170
 Post drop171
 Post lights124-125
 underground wiring115
 Posts
 awning25
 fence, chain-link144
 fence, wood139
 framing358, 380
 light, painting286
 lumber358
 mail box378
 metal for post light124-125
 porch174
 porch, painting292
 redwood for post light125
 Pot, chimney188
 Pothole, filling66
 Power, temporary electric420
 Precast concrete pier60, 359
 Prefabricated decontamination unit209
 Prefabricated fireplace185-186
 Prefinished flooring201-202
 Pressure mat391
 Pressure pot, rental70
 Pressure wash, masonry257
 Prismatic room,
 QuickCalculator464-465
 Production mold, plaster310
 Productivity charts, labor7
 Profit6
 Pump truck64
 rental69
 Pumps
 submersible water329
 sump329
 wiring108
 Purlins363, 364
 Push plates96
 PVC
 conduit109
 DWV pipe317
 pipe316
 roofing348
- Q**
- Quarry tile flooring199
 Quarter-round molding160-161
 Quarter-round window
 aluminum432
 vinyl435
 wood438
 Quartersawn red oak strip flooring201
 Queen post truss362
 QuickCalculators448-469
 bearing wall450-451
 concrete wall & footing452-453
 gable roof rafters454-455
 gable roof trusses456-457
 gable roofing458-459
 joist system460-461
 mathematics449
 non-bearing wall462-463
 prismatic room464-465
 quantity450-463
 rectangular room466-467
 round room468-469
 surface area464-469
 Quoins250
- R**
- Radiant heat system, wiring108
 Radon detectors114
 wiring108
 Rafter
 gable roof369
 mobile home224
 Rafter joints
 bird's mouth366
 tongue & fork joint366
 Rail fences, vinyl146
 Rail, hand162
 Railing, deck367
 Railroad tie retaining walls337
 Rain gutters398
 painting295
 Raked joints242
 Range
 cleaning39
 downdraft vent19
 electric17, 18
 gas15-16
 restaurant style16
 wiring107, 109
 Range hoods19
 cleaning39
 wiring108
 Ready mix concrete66
 Rebar64, 69, 258
 concrete footings56-59
 concrete foundations57-59
 concrete piers59
 flatwork62
 grade beams60
 Recessed ceiling tile414
 Recessed light fixtures123-124
 Recharge A/C system212
 Reclaimed longleaf pine flooring204
 Reconditioned door80-81
 Rectangular room,
 QuickCalculator466-467
 Red oak
 finish boards175
 folding door77
 molding151
 newel410
 parquet flooring202
 plank flooring202
 plywood paneling303
 stair balustrade407
 strip flooring201-202
 veneer door83
 veneer plywood175
 Redwood
 basketweave fence139
 board fence140-141
 board-and-batten fence142
 board-on-board fence141
 capitals50-52
 column bases53
 columns49-50
 custom-milled doors80
 decking367
 entry doors86
 exterior jamb & casing87
 fence posts139
 framing lumber380
 furring strips379
 gate139-143
 molding151
 newel410
 picket fence142-143
 pilasters49-50
 post, exterior post light125
 posts358, 380
 stair balustrade407
 steps and railing, mobile home225
 Refinish cabinets36
 Refinished antique bathtub331
 Reflective barricades421
 Refreshment center22
 Refrigerant, AC212
 Refrigerator/freezer21-22
 bottom-load freezer21
 cabinet match22
 cleaning39
 counter-depth22
 plumbing22, 320
 refinish22
 refreshment center22
 side-by-side21
 top-load freezer21
 Refuse chute75
 Regional pricing6, 9-11
 Register, heat213
 Reglaze window445-446
 Regrout tile423
 swimming pool418
 Reinforcement, block wall245
 Reinforcing wire strip258
 Revel
 mobile home221
 suspended ceiling grid414-415
 Reline chimney187
 Remediation, mold271
 Rental equipment
 asbestos210
 auger69
 backhoe70
 concrete69-70
 concrete core drill70
 concrete pump truck69
 concrete saw69
 crane70
 demolition & hauling76
 drywall103
 drywall lifter103
 dump truck69
 excavation132
 hazardous materials210
 jackhammer69
 mold containment272
 pressure pot70
 tractor-mounted auger69
 water extraction430
 Repack faucet321
 Replaster swimming pool419
 Repoint masonry255
 brick255
 stone256
 Reproduction antique bathtub332
 Resawn beveled siding396
 Resilient tile floor200
 Respirator209
 cartridge209
 Restaurant style gas range16
 Retaining walls337-338
 anchored tieback337
 concrete337
 fabric reinforcement338
 interlocking block337
 pile337
 railroad tie337
 stone337
 T&M charts338
 tieback337
 Retirement cost5
 Rewire light fixture125
 Ribbed roofing
 aluminum344
 galvanized steel345
 Rigid foam insulation board216
 Rigid metal conduit109
 River stone wall248
 RMC conduit109
 Robe hook30
 Rock (mineral) wool insulation215
 Rods
 closet165
 shower curtain31
 Roll roofing340
 Roll-up awnings27
 Roman brick231, 233, 235-240
 Roman Ionic capital52
 Romex110
 Roof
 curb, skylight442
 vent223, 339, 350
 window443
 Roof framing
 dormer374
 gable369
 gambrel371
 hand-framed roofs369-374

- hip 371-372
mansard 371
panels 378
purlins 363-364
sheathing 376
truss 374-376
Roofing 339-352
aluminum shingles 339
asphalt shingles 339, 340
built-up 346
clay tile 342, 343
concrete tile 343
copper 345
corrugated aluminum 344
corrugated fiberglass 344
corrugated galvanized steel 344
drip edge 349
EDPM elastomeric 347
felt 349
fiber and cement shingles 342
flashing 349, 350
furring strips 343
ice shield 349
lead 345
leak repair 350
metal tile 342
mission clay tile 342
mobile home 223
modified bitumen 348
painting 293
PVC 348
ribbed aluminum 344
ribbed galvanized steel 345
roll roofing 340
SCPE elastomeric 347
seamed metal 346
slate 340
Spanish clay tile 342
stainless steel 345
steel shingles 339
T&M charts 350
terne 346
water shield 349
wood shakes 341
wood shingles 340
Room, mask 229
Rosewood veneer plywood 175
Rough carpentry 353
beams 359-362
CEC bracing 357
deck stairs 367
decks 366-367
dormers 374
exterior walls 354, 356
floor joist 369
furring strips 368
hand-framed roof 369-374
header beam 358
interior walls 353, 355, 356
joist system 368
joists 363
lally column 359
mobile home 223
post & beam 362, 364
posts 358
rafters 369
roof 369
sealing 294
sill plate 357
T&M charts 379
top plate 357
wall framing 357
Rough plumbing
bathroom 318
by fixture 319
by room 318
complete house 318
Round room, QuickCalculator 468-469
Round window
aluminum 432
vinyl 435
wood 438
Rounding, math 4
Rubber base 201
Rubble stone
fireplace face 190
fireplace hearth 191
wall 248
Run, wire 107-109
Running trim, gingerbread 169
Rustic siding, channel 395
S4S finish boards 175
Safety fence 421
Safety tape 421
Sailor course 241
Salvage bricks 256
Sand 258
Sandblast, masonry wall 257
Sanding, wood floor 204
Sandstone
architrave 252
trim 253
veneer 249, 251
wall 248
Saw, concrete, rental 69
Sawing concrete 64
Sawn stair balustrade 408
Scaffolding 420
Scamozzi capital 52
Scarf joint 366
Schedule 40 CPVC supply pipe 316
Schedule 40 PVC supply pipe 316
Scissors truss 362
SCPE elastomeric roofing 347
Screen 445
bird, chimney 187
fireplace 189
Screen block 244
Screen doors 82
lockset 96
sliding patio 89
Screws, drywall 102
Seal off, asbestos work 209
Seal, asphalt driveway 66
Sealant, encapsulation 209
Sealer 297
Sealing, framing 294
Seamed metal roof repair 346
Security chain 95
Security guard 421
Security systems 390
contacts 390
control panel 390
horns 391
key control 390
key pad 390
motion detectors 391
panic button 391
pressure mat 391
sirens 391
smoke detectors 391
sound detectors 391
T&M charts 391
wiring 108
Security, job site 421
Septic system with leach field 328
Service entrance
cable 110-111
conduit 111
rigid steel mast 111
Service, electrical 105-129
Sewer connection fee 138
Sewer line 317
trench excavation 131
Shake/shingle wood siding 393
Shakes, wood 341
Shaper knife 81
Shear panel sheathing 377
Sheathing
fiberboard 376
foam 376
OSB 377
plywood 376-377
roof 376
shear panel 377
sound-deadening 376
tongue-and-groove 377
waferboard 377
wall 376
Shed dormer 372
Shed, storage 277
Sheetrock (drywall) 100-104
Shelf, brackets and rod 165
Shelving
bathroom 30
closet 165
linen closet 165
Shingle siding
cement fiber 393
shake or wood 393
Shingles
aluminum 339
asphalt 339-340
cedar 340
fiber and cement 342
galvanized steel 339
wood 340
wood shakes 341
Shiplap siding 395
Shock treatment, swimming pools 419
Shoe molding 221
Shotcrete slope stabilization 338
Shower
curtain rod 31
tile 422
Shower style light fixtures 119
Showers
base 326
bathtub combination 325
door 327
faucet 321
glass 326
pan 326
plumbing 319
stall 325
Shut-off valve, water supply 317
Shutters 399
install 401
mobile home 225
painting 294
polypropylene 399
wood 399
Side-lites, entry door
ash 85
cypress 86
fir 85
mahogany 85
oak 85
redwood 86
steel 84
walnut or cherry 86
wood 84
Sidewalk
concrete 62
stamping 63
Sidewall exhaust ventilator,
mobile home 219
Siding 393-397
aluminum 393
beveled 396
board over plywood 394
board and batten 394
board on board 394
bungalow 396
cement fiber shingle 393
channel rustic 395
clapboard 396
cleaning 44-45
Dolly Varden 396
factory stained siding 397
fascia 397
fiberglass corrugated 393
hardboard 394
hardboard lap 394
log cabin 397

mobile home	225	Sleepers	204	3-foot wide utility	402	Stone walls	248
painting	294	Sliding doors		attic, disappearing	405	arch	249
plywood T1-T11	394	cleaning	40	balustrade	406-408	cleaning	257
plywood, stained cedar boards	394	patio doors	40, 89	bracket	408	curved	249
rain gutter	398	Sliding windows		bullnose starting step	405	cut opening	257
resawn beveled	396	aluminum window	433	circular	404	mortar	261
shake or wood shingle	393	vinyl	436	cleaning	45	pressure wash	257
shiplap	395	wood	441	deck	367	quoins	250
shutter	399	Slope stabilization	338	mitered steps	405	repoint	256
soffit	397	Sloping exterior wall	356	newel	409	steam clean	257
T&M charts	400	Sloping partition wall	355	painting	295	Stool, cut stone	254
tongue & groove	395	Slump block wall	243	spiral	405	Stops, door	96
vinyl	393	Smoke detectors	114, 391	straight	402	Storage shed	277
Sill		wiring	108	T&M charts	411	Storage trailer	420
corner joints	364	Smoke stains, cleaning	39	tread trim	409	Storm doors	
cultured marble	423	Smooth-face glass block wall	247	utility	402	hinges	96
cut stone	254	Soap dispenser	31	winders	404	lockset	96
plate	357	Soap holder	30	Stall, shower	325	Storm windows	444-445
tile	423	Soffit	397	Stamping concrete	63	aluminum	444
Single-dome skylight	442	framing	377	Standard brick	231-234, 236-240	wood	444-445
Single-hung window		painting	295	Standing seam roofing		Stoves	
aluminum	433	tongue & groove	397	copper	345	cleaning	39
vinyl	436	Soils engineer fee	138	repair	346	electric	16-18
wood	440	Soldier course	241	stainless steel	345	gas	15-16
Single-pour footing/foundation	58-59	Solid-core fire-rated doors	78	terne	346	wiring	107, 109
Single-wythe brick wall	231-232	Sound blanket, suspended ceiling	415	Starting step, bullnose	405	Straight stairs	402
Sink faucet	320-321	Sound detector	391	Steel		Strip flooring	
repack	321	Sound-deadening sheathing	376	frame and railing, wood steps	226	Douglas fir	203
Sinks		Southern pine		roofing	345	longleaf pine	204
bathroom	321-322	plank flooring	203	roofing, corrugated	344	red oak	201
finish plumbing	324	strip flooring	203	roofing, ribbed	345	southern pine	203
kitchen	322	Space heaters	115	shingles	339	Strip lights	121, 123
laundry	323	Space-saver gas range	15	Steel doors	83	electric strip channel	123
pedestal	330	Spalled concrete repair	56	entry	84	Strip paint	296-297
rough-in fixtures	319-320	Spandrel, gingerbread	172	exterior jamb & casing	87	Strip room	75
wet bar	323	arch	172	interior jamb & casing	79	Strip wallpaper	424
Siren, security system	391	Spanish tile roof	342	Steps		Structural engineer fee	138
Site prep, foundation	221	Speakers	114	concrete	63	Structural panels	378
Skirting, mobile home	226-227	wiring	109	flashing	349	Stucco	
aluminum	226	Specialty molding	162	mobile home	225-226	additional costs	311
vinyl	226-227	Spiral stairs	405	straight	402	architrave	312
wood	227	prefabricated	405	wood	225	capitals	50-52
Skylight	442	Split-face block wall	244	Stone		cleaning	43
accessories	443-444	Split-rib block wall	244	capitals	50-52	column bases	53
dome	442	Spot light fixtures	123	column bases	53	columns	49-50, 312
double dome	442	Spray, antimicrobial	274	columns	49, 50	painting	279
fixed	443	Stack bond	241	fireplace face	190	pilasters	49-50, 312
fixed with vent flap	443	Stain	298	fireplace hearth	191	portland cement	311
mobile home	228	Stain and varnish		flooring	198	quoins	250
roof curbs	442	columns	280	pilasters	49-50	synthetic	311
roof window	443	doors	281	retaining wall	337	T&M charts	313
single dome	442	medicine cabinet	286	trim	253	Submersible water pump	329
triple dome	442	stairs	295	Stone architrave		Sump pumps	329
ventilating	228, 442	wall paneling	292	door	251-252	wiring	108
Slab, concrete	61-62	wood floor	292	window	252	Supply lines, antique style	330
equipment pad	61	wood trim	288	Stone carving	256	Supply pipe	
sawing	64	Stainless steel roofing	345	Stone repair	256-257	black steel	315
stamping	63	Stair balusters	406	Stone veneer		brass	315
Slab-on-grade excavation	130	pine	406	arch	250	copper	315
Slat fences, vinyl	146	redwood	407	ashlar	249	CPVC	316
Slate		Stairs	402-404	cultured	250	galvanized steel	315
flooring	199	1/4 turn	403	rubble	249	PVC	316
roofing	340	1/2 turn	403				
veneer	251						

- Surround
 bathtub326
 painting289
 shower326
 Surround molding157
 Suspended ceilings413-415
 12" x 12"413
 2' x 2'414
 2' x 4'413-414
 cleaning45
 drop-in HVAC panels415
 grid for ceiling tile413
 luminous panels413
 sound blanket415
 T&M charts415
 Swamp cooler213
 plumbing320
 Sweep, door97
 Swimming pools418-419
 acid wash419
 aluminum418
 border, tile419
 caulk expansion joint419
 close for winter419
 concrete418
 coping418
 deck418
 drain419
 enclosure278
 fiberglass418
 galvanized steel418
 leak repair, underwater419
 liner, vinyl419
 minimum charge418
 open for summer419
 paint419
 replaster419
 shock treatment419
 Switches
 120 volt105-106
 240 volt106
 3 way105
 covers106
 exterior106
 low voltage106
 outlets with wiring105
 waterproof106
 Synthetic stone
 capitals50-52
 column bases53
 columns49-50
 pilasters49-50
 Synthetic stucco311
- T**
- T1-11 plywood siding394
 Tape
 drywall102
 safety421
 Taping tools, drywall103
- Teak
 flooring202
 frame-and-panel wall305
 molding151
 veneer plywood175
 Tear-out273
 ceiling finishes273
 complete room273
 door273
 flooring273
 insulation273
 wall finishes273
 Telephone, wiring109
 Television
 antenna114
 outlet wiring109
 Temple-of-the-Winds capital52
 Temporary420-421
 barricades421
 chain-link fence420
 emergency board up420
 heating420
 job site security421
 office trailer420
 portable toilet421
 power, electric420
 safety fence421
 safety tape421
 scaffolding420
 security guard421
 storage trailer420
 T&M charts421
 traffic cones421
 Tere roofing346
 Terra cotta wall cap254
 Terrazzo flooring tile199-200
 base199
 Testing272
 mold271
 Texturing drywall100-101
 equipment103
 Thatched roof278
 Thermostats213
 replacement114
 wiring109
 Thin-coat plaster309
 Thinline glass block wall247
 Threshold97-99
 Thumb latches95
 Tie-down strap221
 Tieback, anchored337
 Ties
 masonry259
 retaining walls337
 Tile422
 accessory422
 base199
 bathtub surround422
 border, swimming pool419
 carpet198
 cleaning45
 fireplace face191
 fireplace hearth192
 flooring199
 linoleum flooring200
 quarry flooring199
 regrout423
 repair423
 replace single tile423
 resilient flooring200
 shower422
 terrazzo flooring199-200
 T&M charts423
 window sill423
 with cultured marble422
 Tile roofing
 clay342-343
 concrete343
 metal342
 mission342
 Spanish342
 Tile, suspended ceiling
 12" x 12"413
 2' x 2'414
 2' x 4'413-414
 concealed grid413
 Tile walls
 clay backing246
 gypsum partition247
 structural246
 Timbers, oak379
 Time and material charts (T&M)
 about5
 acoustic ceilings14-15
 appliances24-25
 asbestos209
 awnings28-29
 bathroom hardware32-33
 cabinets38-39
 carports28
 cleaning46-48
 columns54-55
 concrete66-74
 concrete flatwork68
 concrete footings66-67
 concrete pier67
 demolition & hauling76
 door hardware97-99
 doors91-94
 drywall102
 electrical126
 excavation132
 fences148
 finish carpentry176
 fireplaces192
 flooring204
 foundation wall67
 grade beams68
 hazardous materials209
 HVAC213-214
 insulation216-218
 masking and moving230
 masonry258-270
 mobile home228
 mold remediation276
 painting297-302
 paneling305-307
 pilasters54, 55
 plaster313-314
 plumbing332-336
 rebar69
 retaining walls338
 roofing350
 rough carpentry379-389
 security systems391
 sidewalks68
 siding400
 stairs411-412
 stucco313
 suspended ceilings415-417
 temporary421
 tile423
 wall coverings426-428
 water extraction430
 windows446-447
 Tissue holder31
 Toilet
 paper dispenser31
 seat324
 Toilets
 antique style331
 finish plumbing324
 portable421
 Tongue & fork joint364
 Tongue and groove
 paneling304
 sheathing377
 siding395
 Toothbrush holder30
 Top plate357
 Towel bar31
 Towel ring31
 Towing, mobile home222
 Track, pocket doors80
 Tractor-mounted auger, rental69
 Traffic cones421
 Trailer420
 office420
 storage420
 Transom, entry doors88
 Transport fees, mobile home222
 Trash compactors24
 cleaning39
 wiring108
 Tread trim, stairs409
 Treated framing lumber274, 380
 Treated pine
 basketweave fence139
 board fence140-141
 board-and-batten fence142
 board-on-board fence141
 gate140-143
 picket fence142-143
 Treated plywood sheathing377
 Trenching130-131
 Trenching machine, rental135

Index

- plumbing 319
sink 323
White maple plywood paneling ... 303
White oak
 flooring 202
 plywood paneling 303
Whole house electrical wiring 105
Whole house fans 113
 wiring 108
Winders, stairs 404
Window
 apron molding 158
 architrave 252
 awnings 26
 cleaning 45
 framing 357
 gingerbread cornice 173
 gingerbread header 171
 molding 157-158
 screen 445
 sill, cultured marble 423
 sill, cut stone 254
 sill, tile 423
 skylight dome 442
 stool 158
 stool, cut stone 254
 surround 157
Windows 228, 431-447
 aluminum 431
 aluminum awning 432
 aluminum casement 432
 aluminum double-hung 433
 aluminum elliptical 432
 aluminum fixed picture 434
 aluminum half-elliptical 431
 aluminum half-round 431
 aluminum quarter-round 432
 aluminum round 432
 aluminum single-hung 433
 aluminum sliding 433
 aluminum storm 444
 argon gas 431
 awning, mobile home 228
 fixed 441, 443
 glazing options 431
 grilles and grid 431
 Low-E 431
 painting 296
 reglaze 445-446
 repair 446
 skylight 442
 skylight dome 442
 skylight double dome 442
 skylight fixed 443
 skylight roof window 443
 skylight single dome 442
 skylight triple dome 442
 skylight ventilating 443
 storm 444-445
 T&M charts 446
 vinyl 434-435
 vinyl awning 435-436
 vinyl casement 435
 vinyl casement double 435
 vinyl elliptical 435
 vinyl fixed picture 436-437
 vinyl half-elliptical 434
 vinyl half-round 434
 vinyl quarter-round 435
 vinyl round 435
 vinyl single-hung 436
 vinyl sliding 436
 wood awning 439
 wood casement 439
 wood double-hung 440
 wood elliptical 438
 wood fixed picture 441
 wood half-elliptical 437
 wood half-round 437
 wood quarter-round 438
 wood round 438
 wood single-hung 440
 wood sliding 441
 wood, storm 445
Wire mesh, flatwork 62
Wiring
 120 volt runs 107
 240 volt runs 108
 circuit breakers 112
 complete house 105
 conduit 109
 electrical service 110
 exterior post light fixture 115
 low-voltage runs 109
 outlet covers 106
 outlets 105-106
 outlets, 240 volt 106
 outlets, low voltage 106
 Romex 110
 switches 106
 switches, 120 volt 106
 switches, 240 volt 106
 switches, low voltage 106
 T&M charts 126
 testing circuits 114
 underground supply 110
Wood door
 cypress, custom milled 80
 Dutch 83
 entry 84-86
 fir, custom milled 80
 folding 77
 French 78
 French, exterior 83
 interior 78
 mahogany, custom milled 81
 oak, custom milled 81
 painting 281
 panel 80
 redwood, custom milled 80
 stain and varnish 281
 walnut 81
Wood embossing 85, 151
Wood fence
 basketweave 139
 board 140
 board with lattice cap 140-141
 board and batten 142
 board on board 141
 cleaning 42
 gate hardware 143
 painting 286
 picket 142-143
 posts 139
 seal or stain 286
Wood floor 201-203
 beech 202
 birch 202
 cherry 202
 cleaning 43
 Douglas fir plank 203
 Douglas fir strip 203
 hardwood 201-203
 hickory 202
 longleaf pine plank 204
 longleaf pine strip 204
 maple parquet 202
 maple strip 201
 painting 292
 red oak parquet 202
 red oak plank 202
 red oak strip 201-202
 sand, edge and fill 204
 southern pine plank 203
 southern pine strip 203
 teak 202
 walnut 202
 white oak 202
Wood lath 310
Wood onlays 85, 174-175
Wood shakes 341
Wood shed 277
Wood shingles 340
Wood shutter 399
Wood siding 397
 board and batten 394
 board on board 394
 bungalow 396
 channel rustic 395
 clapboard 396
 cleaning 44-45
 Dolly Varden 396
 painting 294
 shake or wood shingle 393
 shiplap 395
 tongue & groove 395
Wood skirting, mobile home 227
Wood steps, mobile home 225-226
Wood trim, painting 287
Wood window 437
 awning 439
 casement 439
 double-hung 440
 elliptical oval 438
 fixed picture 441
 half-elliptical 437
 half-round 437
 quarter-round 438
 round 438
 single-hung 440
 sliding 441
 storm 445
Woodwork, mask 229
Wool carpet 197
Workers' compensation (see also
 Labor charts, each section) 6

XYZ

- X bracing 379
Yellow pine 360, 394
Z channel 102
Zero clearance fireplace 185-186
Zone control thermostat 213

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